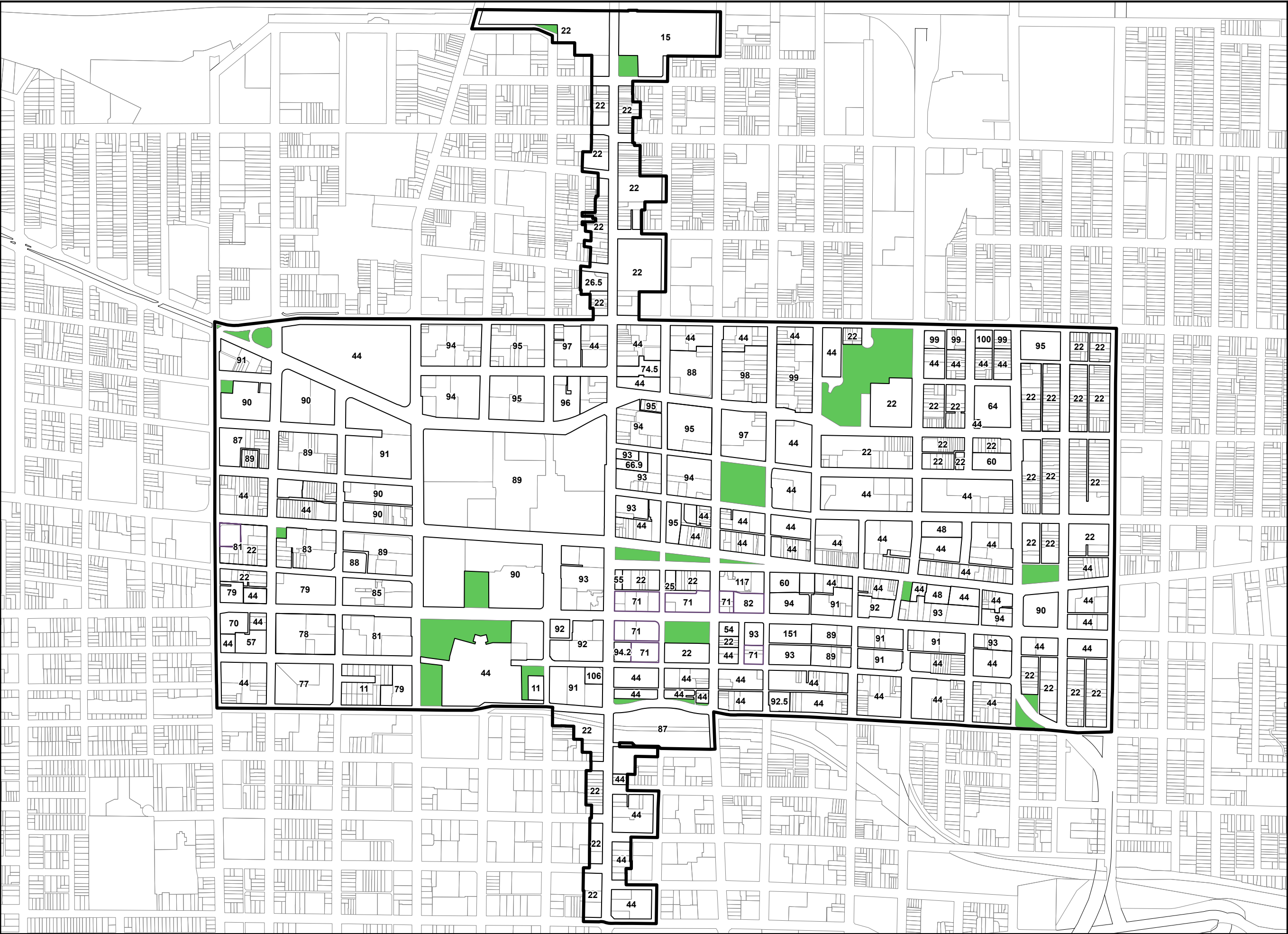




NOTE: Building Heights are represented by the number illustrated on the map.
All Building Heights are in meters.

Legend

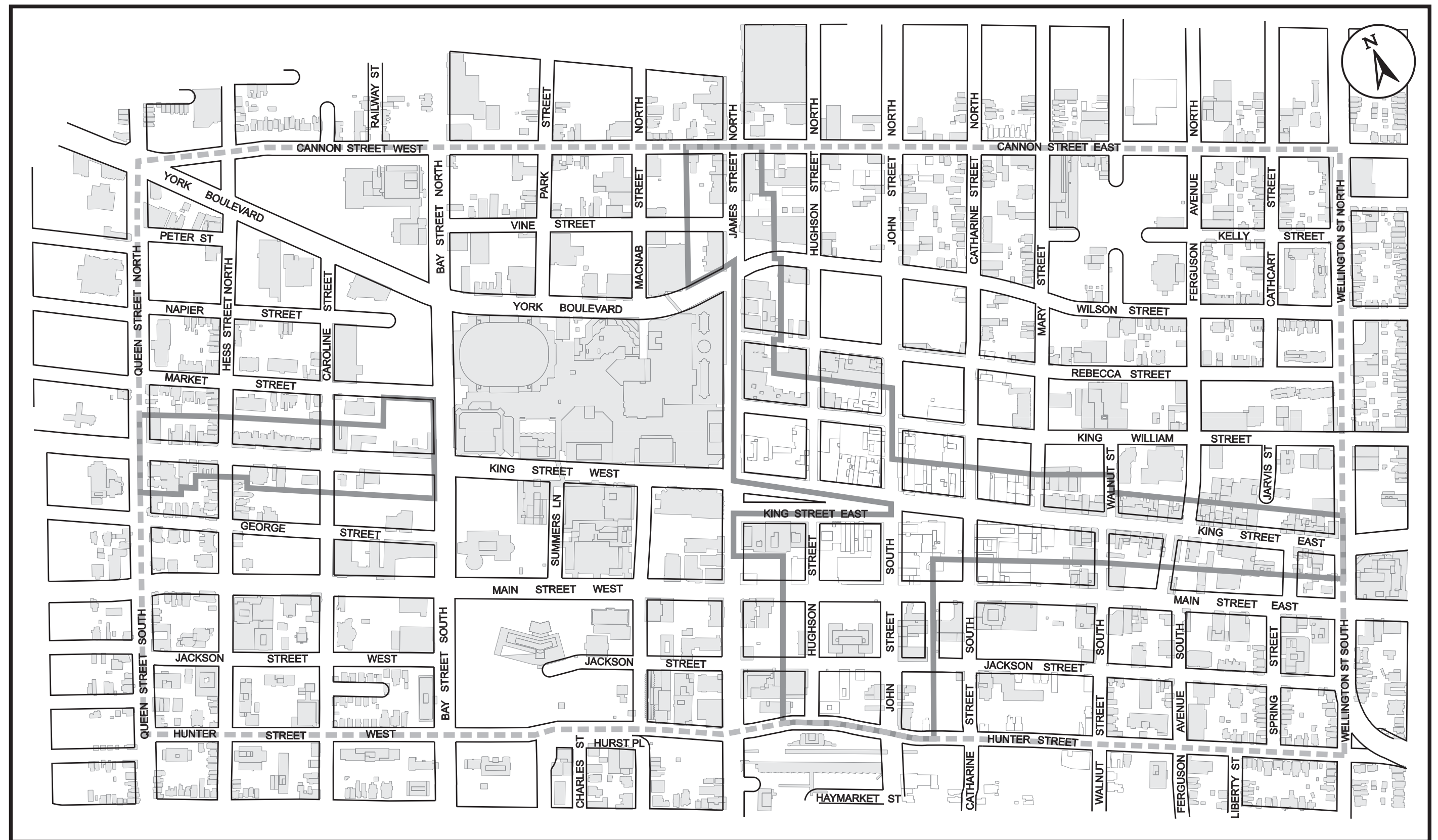
- # Maximum Building Heights in meters
- Parks/Open Space
- Planning Boundary

**Urban Hamilton Official Plan
Downtown Hamilton
Secondary Plan
Schedule F - Figure 1
Zoning By-law No. 05-200
Maximum Building Heights**

Date: July 12, 2024

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2026] May not be reproduced without permission.
THIS IS NOT A PLAN OF SURVEY.



Legend



Planning Boundary



Heritage Character Zone

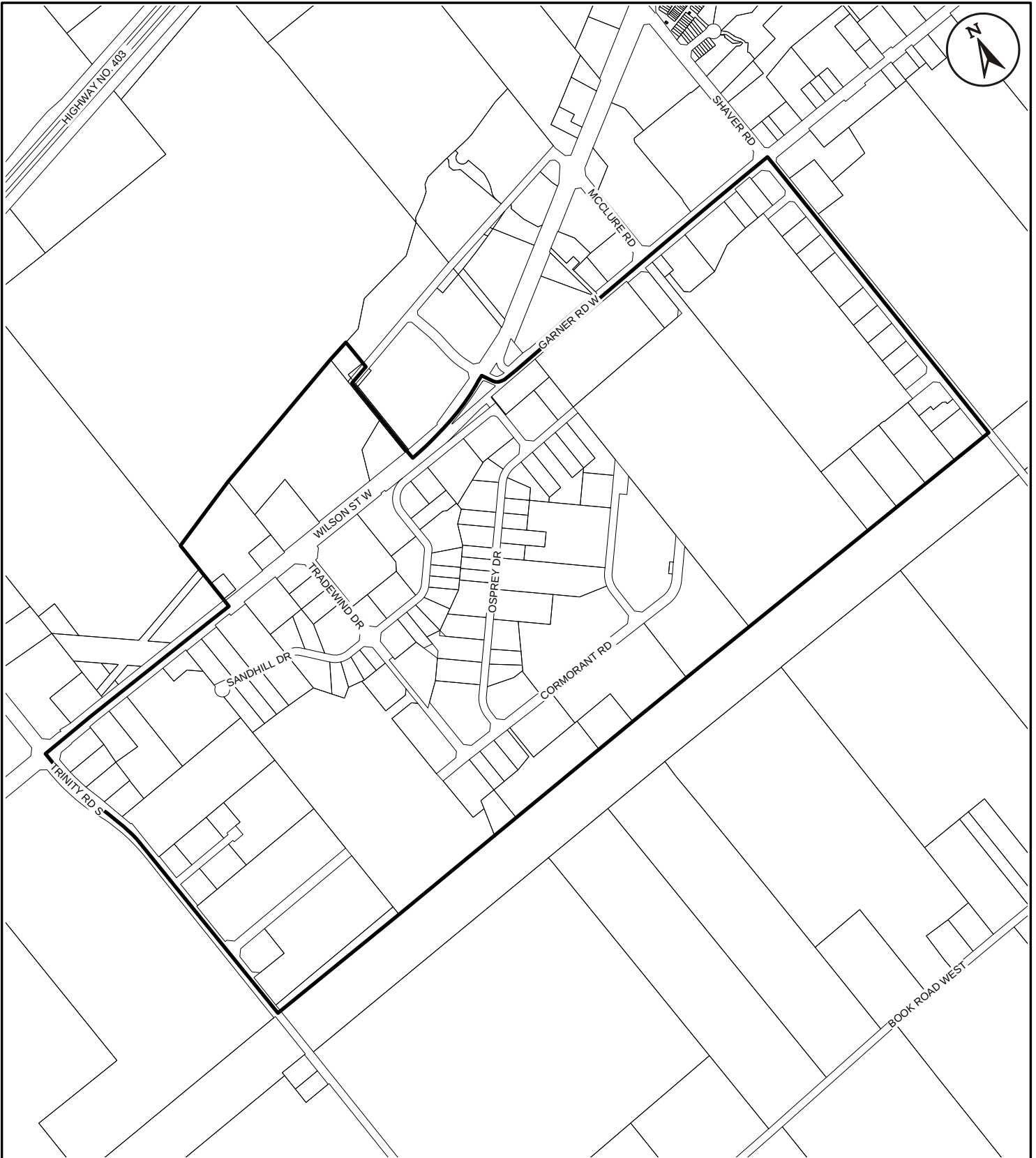
Note: The blocks shown represents the Right of Way and does not illustrate the actual road width

N:\1T&c1.Downtown_Renewal_Division\Downtown zoning by-law\Heritage Character Figure.cdr



Hamilton

Planning & Economic
Development Department



Special Figure 3: Ancaster Business Park

Date:
April 2018

Legend

— Ancaster Business Park

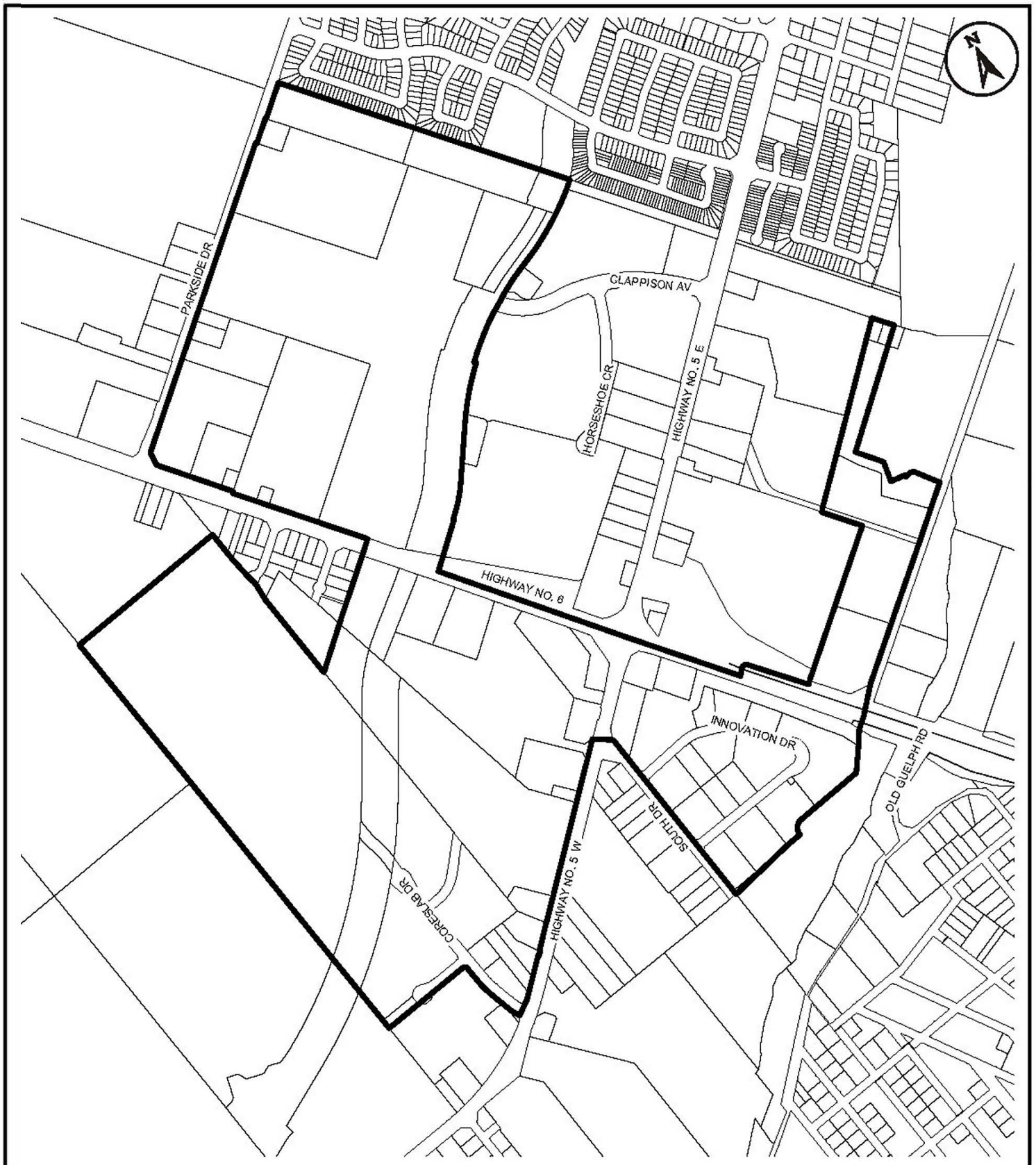


Figure 4: Flamborough Business Park

Date:
May 5, 2010



Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

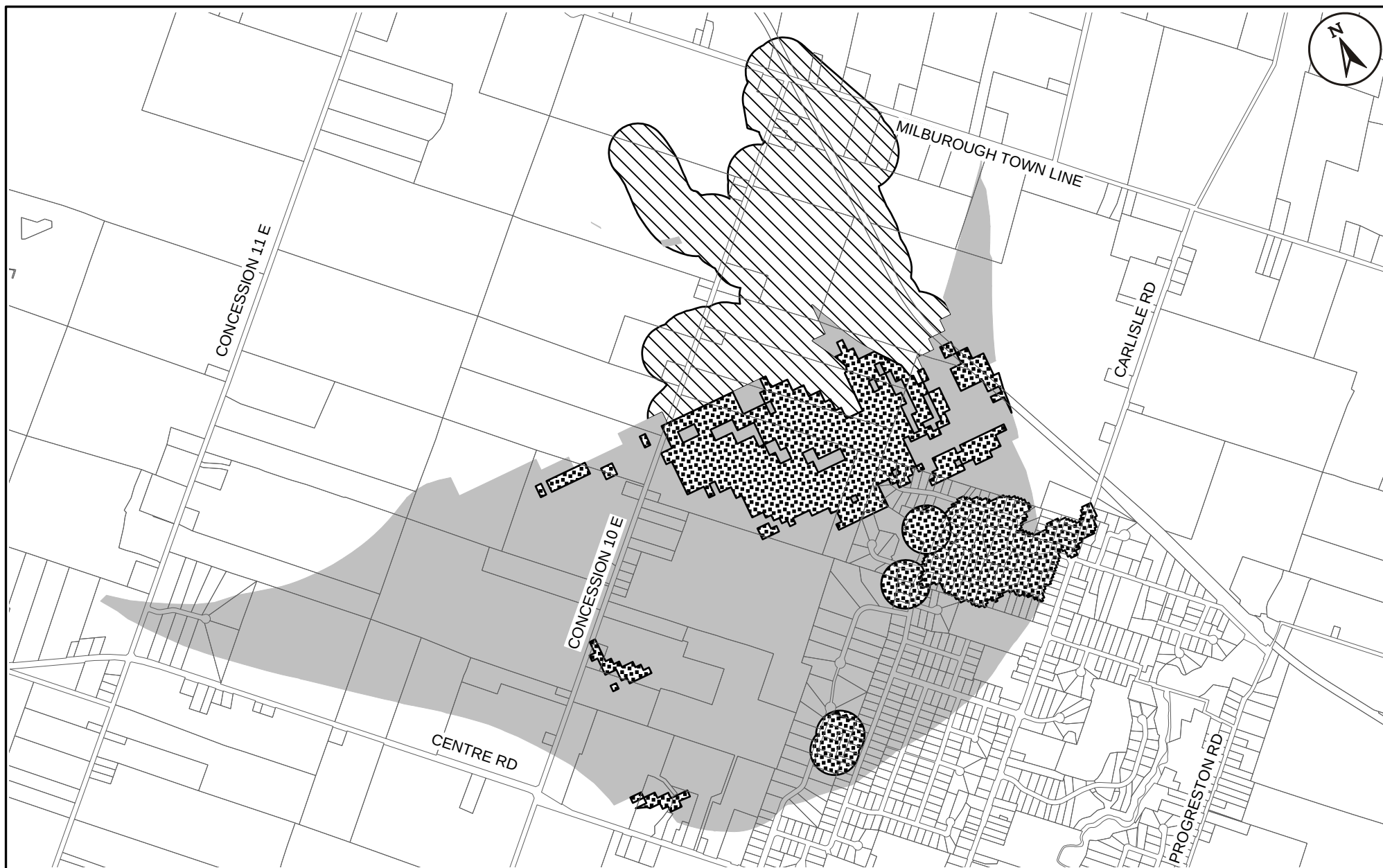


Figure 5: Source Water Protection Vulnerability Score (Carlisle)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Vulnerable Area 3



Vulnerable Area 2



Property Boundary



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT



Figure 5.1: Source Water Protection Vulnerability Score (Freelon)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Property Boundary



Vulnerable Area 2



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

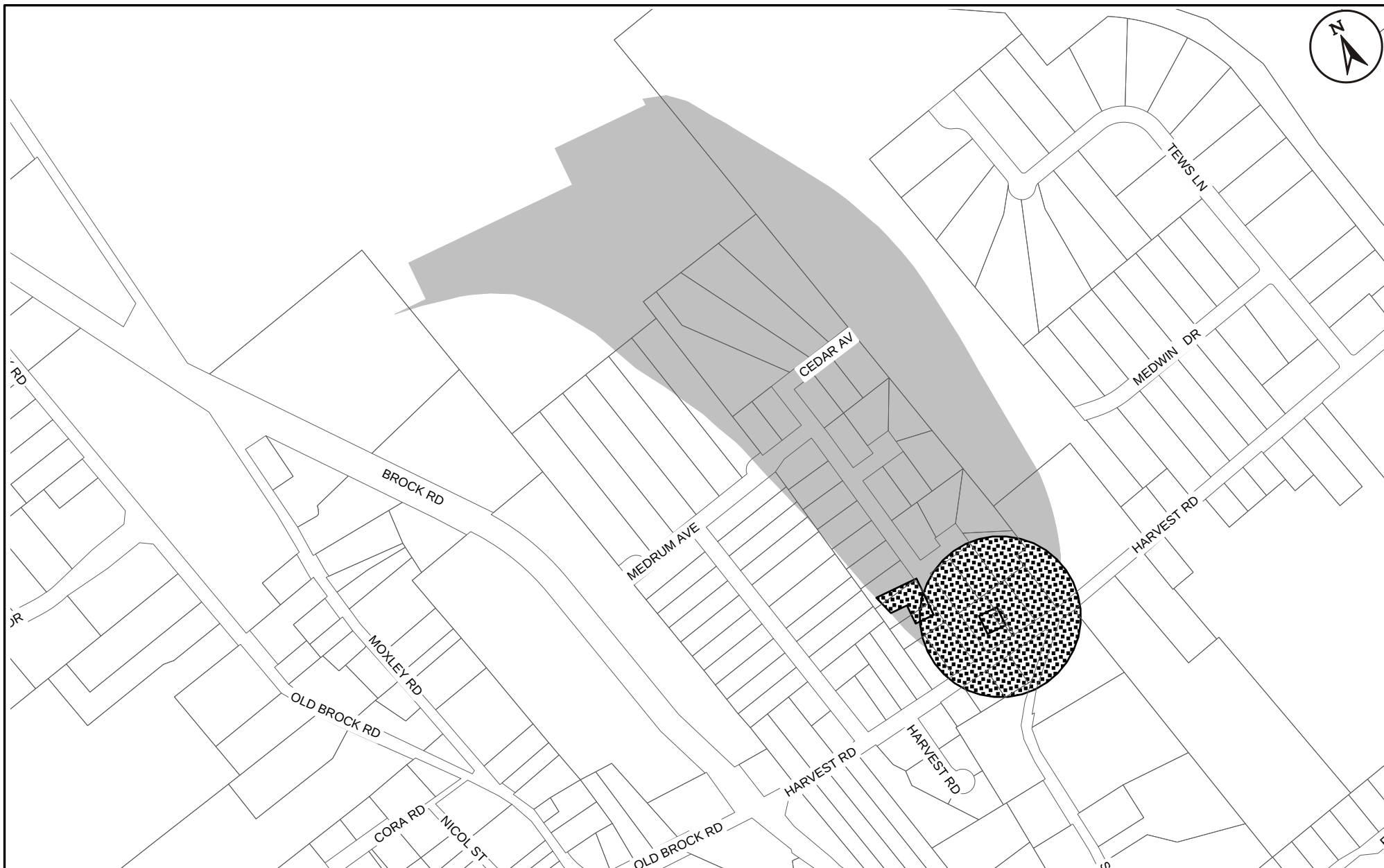


Figure 5.2: Source Water Protection Vulnerability Score (Greenville)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Property Boundary



Vulnerable Area 2



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT



Figure 5.3: Source Water Protection Vulnerability Score (Lynden)

Date:
May 24, 2018

Legend



Vulnerable Area 1



Property Boundary



Vulnerable Area 2



Figure 6: Lower Stoney Creek Lands

Date:
May 24, 2018

Legend

- Lower Stoney Creek Lands
- Property Boundary

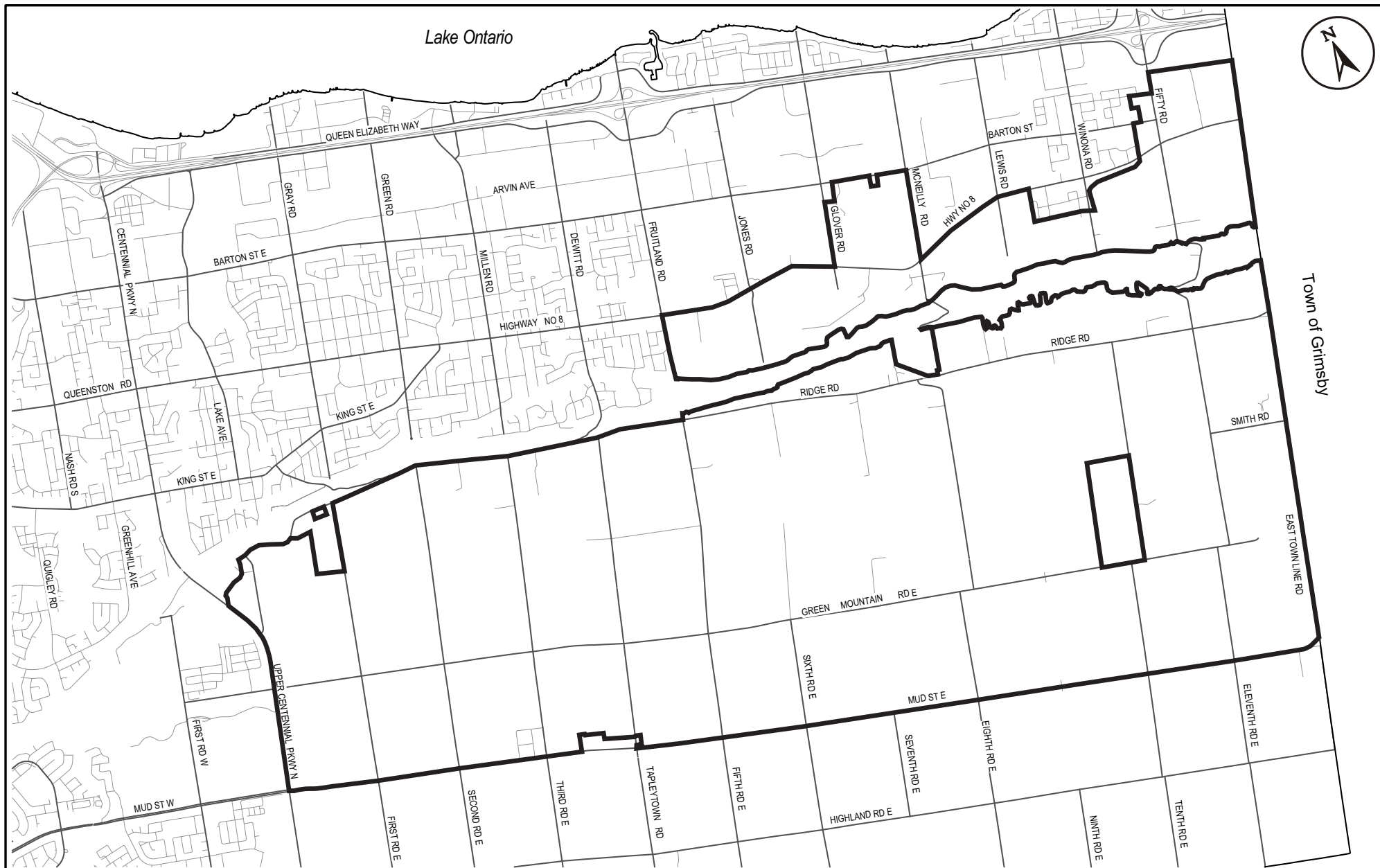


Figure 7: Specialty Crop Lands

Date:
May 24, 2018

Legend

-  Specialty Crop Lands
-  Property Boundary



Figure 8: Heritage Green

Date:
August 3, 2017

Legend

■ ■ ■ Subject Area - Special Exception 319



Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT



Figure 9: Clappison's Corner

Date:
June 26, 2025

Legend

■ ■ ■ ■ ■ Subject Area - Special Exception 326



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

Figure 10: Waterfront Block Plan



Hamilton
Planning & Economic
Development Department

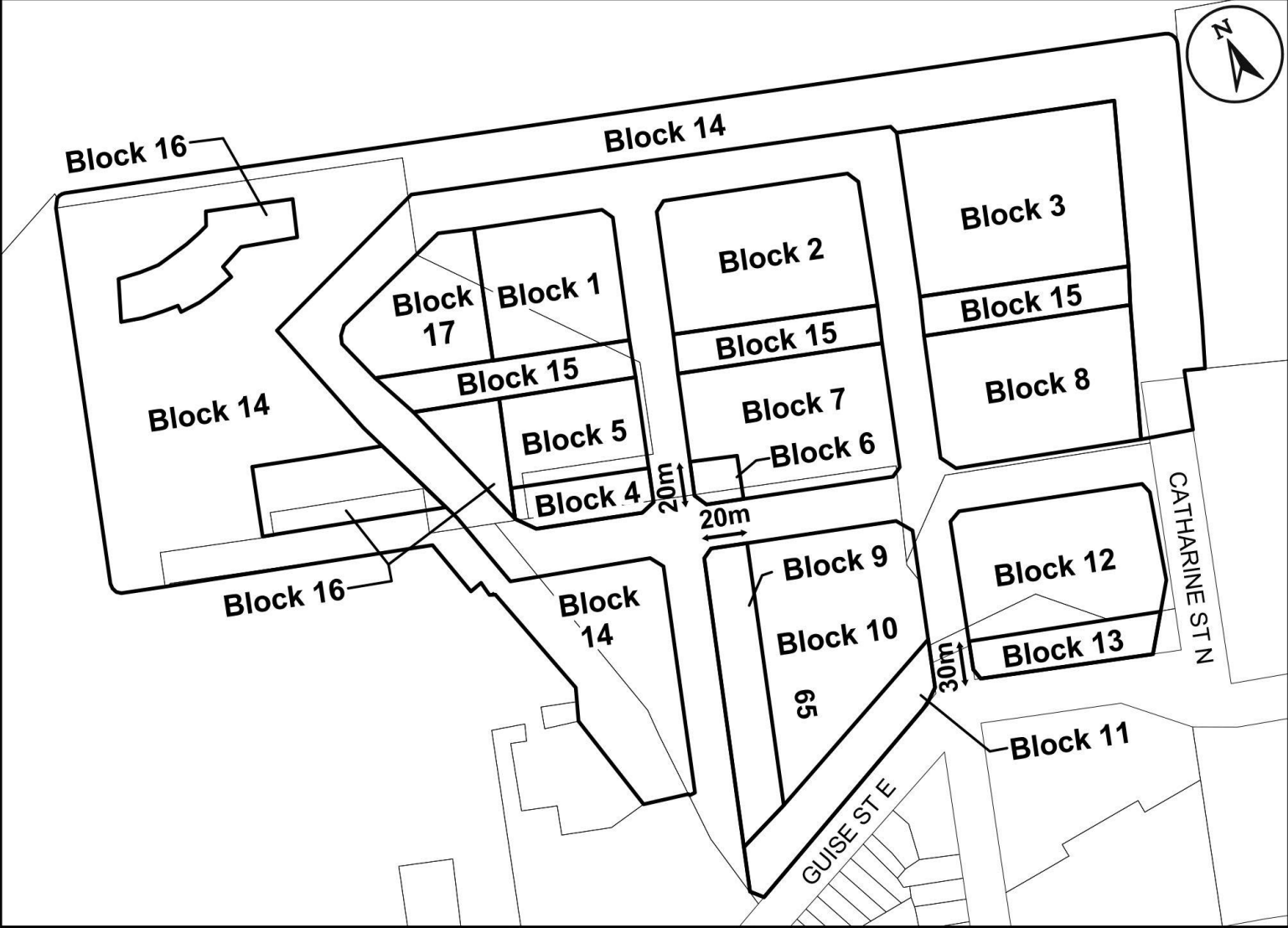


Figure 11: Waterfront Zones – Maximum Setbacks



Table WF.1		a)	b)	c)	d)	e)
		Northerly Lot Line	Easterly Lot Line	Westerly Lot Line	Southerly Lot Line	
1)	Block 1	3.0 metres	3.0 metres	None	None	
2)	Block 2	3.0 metres	3.0 metres	3.0 metres	None	
3)	Block 3	3.0 metres	3.0 metres	5.0 metres	None	
4)	Block 4	None	3.0 metres	None	1.5 metres	
5)	Block 5	None	3.0 metres	None	None	
6)	Block 6	None	None	3.0 metres	3.0 metres	
7)	Block 7	None	3.0 metres	3.0 metres	3.0 metres	
8)	Block 8	None	3.0 metres	3.0 metres	3.0 metres	
9)	Block 9	3.0 metres	None	3.0 metres	None	

10)	Block 10	3.0 metres	3.0 metres	None	None	
11)	Block 11	None	3.0 metres	3.0 metres	1.5 metres	
12)	Block 12	3.0 metres	3.0 metres	3.0 metres	None	
13)	Block 13	None	3.0 metres	3.0 metres	1.5 metres	

Figure 12: Waterfront Zones – Building Heights



Table WF.2		a)	b)	c)
		Minimum Building Height	Maximum Building Height	
1)	Block 1	9.0 metres	8 storeys and 32.0 metres	
2)	Block 2	9.0 metres	8 storeys and 32.0 metres	
3)	Block 5	9.0 metres	8 storeys and 32.0 metres	
4)	Block 7	9.0 metres	8 storeys and 32.0 metres	
5)	Block 10	9.0 metres	8 storeys and 32.0 metres	
6)	Block 11	6.0 metres	5 storeys and 21.0 metres	
7)	Block 12	9.0 metres	8 storeys and 32.0 metres	
8)	Block 13	6 metres	5 storeys and 21.0 metres	
9)	Block 17	9.0 metres	45 storeys and 147.0 metres measured to the top of the mechanical penthouse.	
10)	Except where otherwise indicated, building heights will not be calculated with any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appurtenance, or a flagpole, display sign, ornamental figure, parapet, bell tower or other similar structure.			

Figure 13: Waterfront Zones – Ground Floor Façade



Table WF.3		a)	b)	c)	d)
		Minimum Easterly Ground Floor Façade	Minimum Northerly Ground Floor Façade	Minimum Westerly Ground Floor Façade	Minimum Southerly Ground Floor Façade
1)	Block 1	75%	50%	None	None
2)	Block 2	75%	50%	75%	None
3)	Block 3	75%	50%	75%	None
4)	Block 4	75%	None	None	75%
5)	Block 5	75%	None	None	None
6)	Block 6	None	None	75%	75%
7)	Block 7	None	50%	75%	75%
8)	Block 8	75%	None	75%	50%
9)	Block 9	None	50%	75%	None
10)	Block 10	50%	50%	None	None
11)	Block 11	50%	None	50%	75%
12)	Block 12	75%	50%	75%	None
13)	Block 13	50%	None	75%	75%

Figure 14: Waterfront Zones – Residential Unit Restrictions



Table WF.4		a)	b)	c)
		Minimum Residential Unit Total	Maximum Residential Unit Total	
1)	Block 1	85 units	171 units	
2)	Block 2	183 units	267 units	
	Block 3	No Minimum	No Maximum	
	Block 4	74 units for Blocks 4 and 5	150 units for Blocks 4 and 5	
3)	Block 5	74 units for Blocks 4 and 5	150 units for Blocks 4 and 5	
	Block 6	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
4)	Block 7	125 units for Blocks 6 and 7	220 units for Blocks 6 and 7	
	Block 8	No Minimum	No Maximum	
	Block 9	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	
5)	Block 10	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	
6)	Block 11	120 units for Blocks 9, 10, and 11	256 units for Blocks 9, 10, and 11	
7)	Block 12	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
8)	Block 13	115 units for Blocks 12 and 13	242 units for Blocks 12 and 13	
9)	Block 17	No Minimum	No Maximum	
10)	Notwithstanding there being no unit restrictions on Blocks 3, 4, 6, 8, 9 and 17 in Figure 10 of this by-law, a maximum of 1,645 units are permitted within the geographic area comprised of Blocks 1 through 17 as illustrated on Schedule A.			
11)	At least 15% of all units plus 150 units, within the geographic area comprised of Blocks 1 through 17 as illustrated on Schedule A shall have 2 or more bedrooms.			

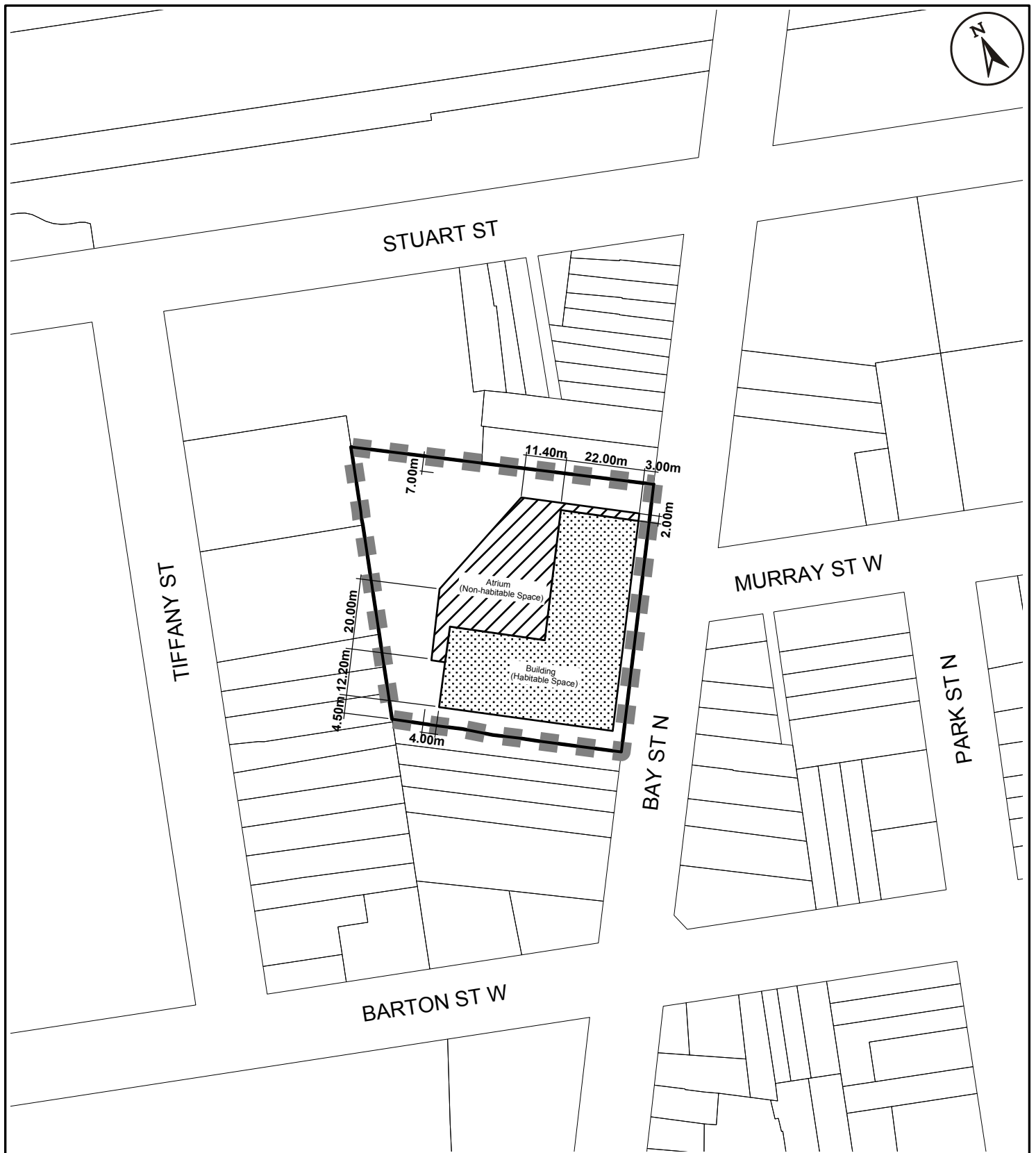


Figure 16: 257, 259, 263, 269, 271, 275 and 279 Bay Street North, Hamilton

Date:
March 1, 2018

Legend

■ ■ ■ Subject Area - Special Exception 445



Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

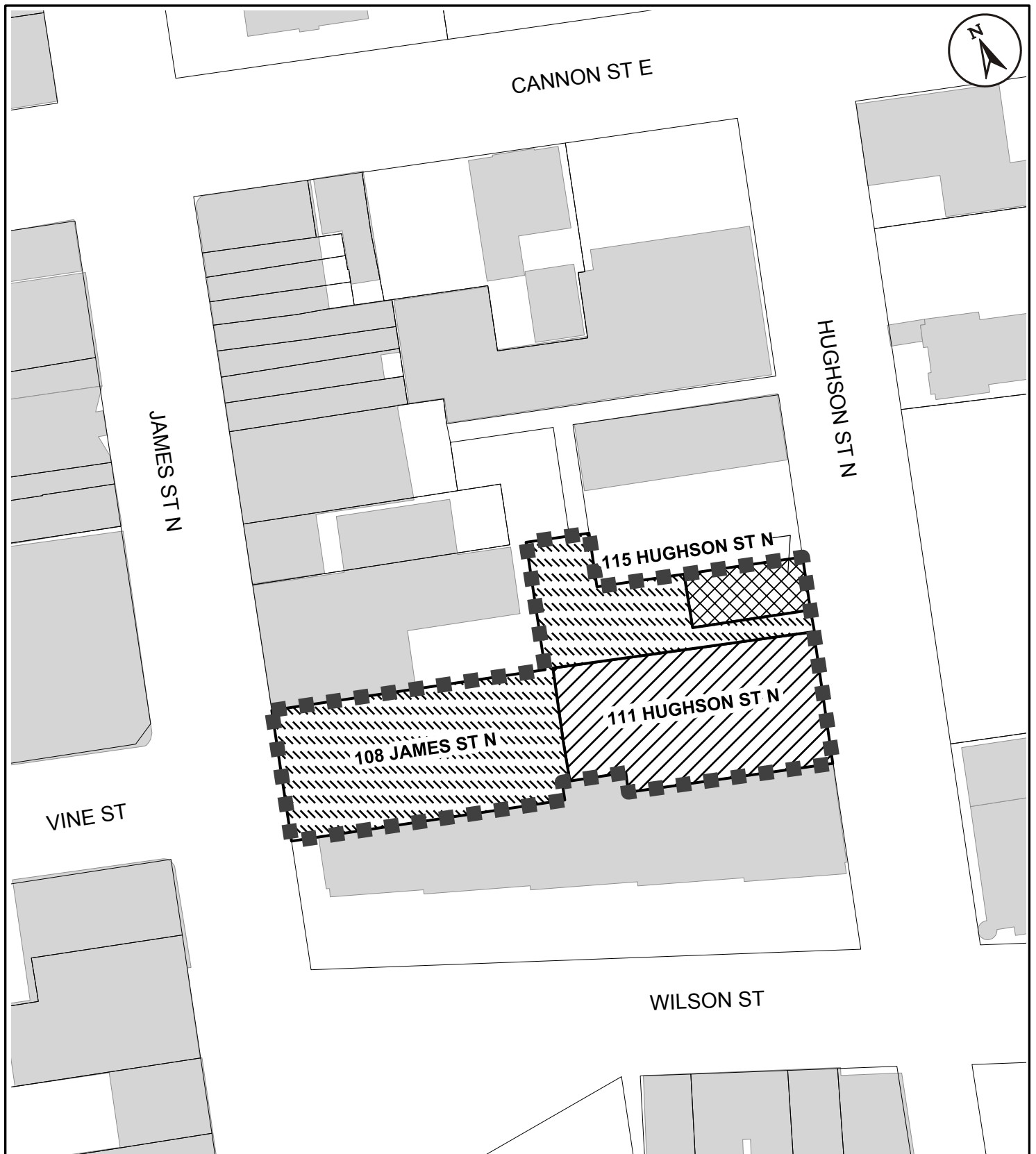


Figure 17: 108 James Street North, 111 and 115 Hughson Street North

Date;
March 1, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 451



Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

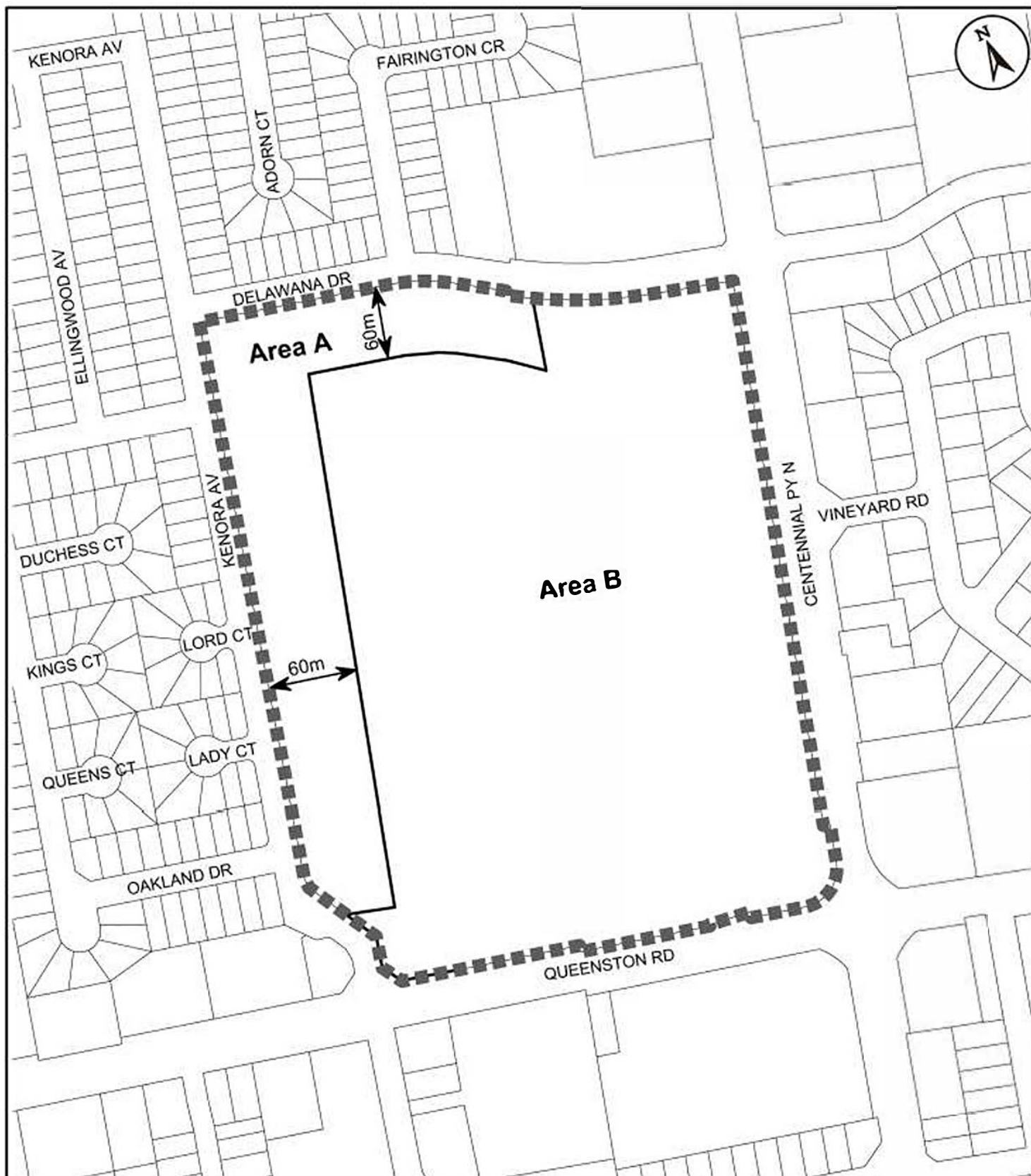


Figure 18: 75 Centennial Parkway North (Eastgate Square)

Date:
January 9, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 633

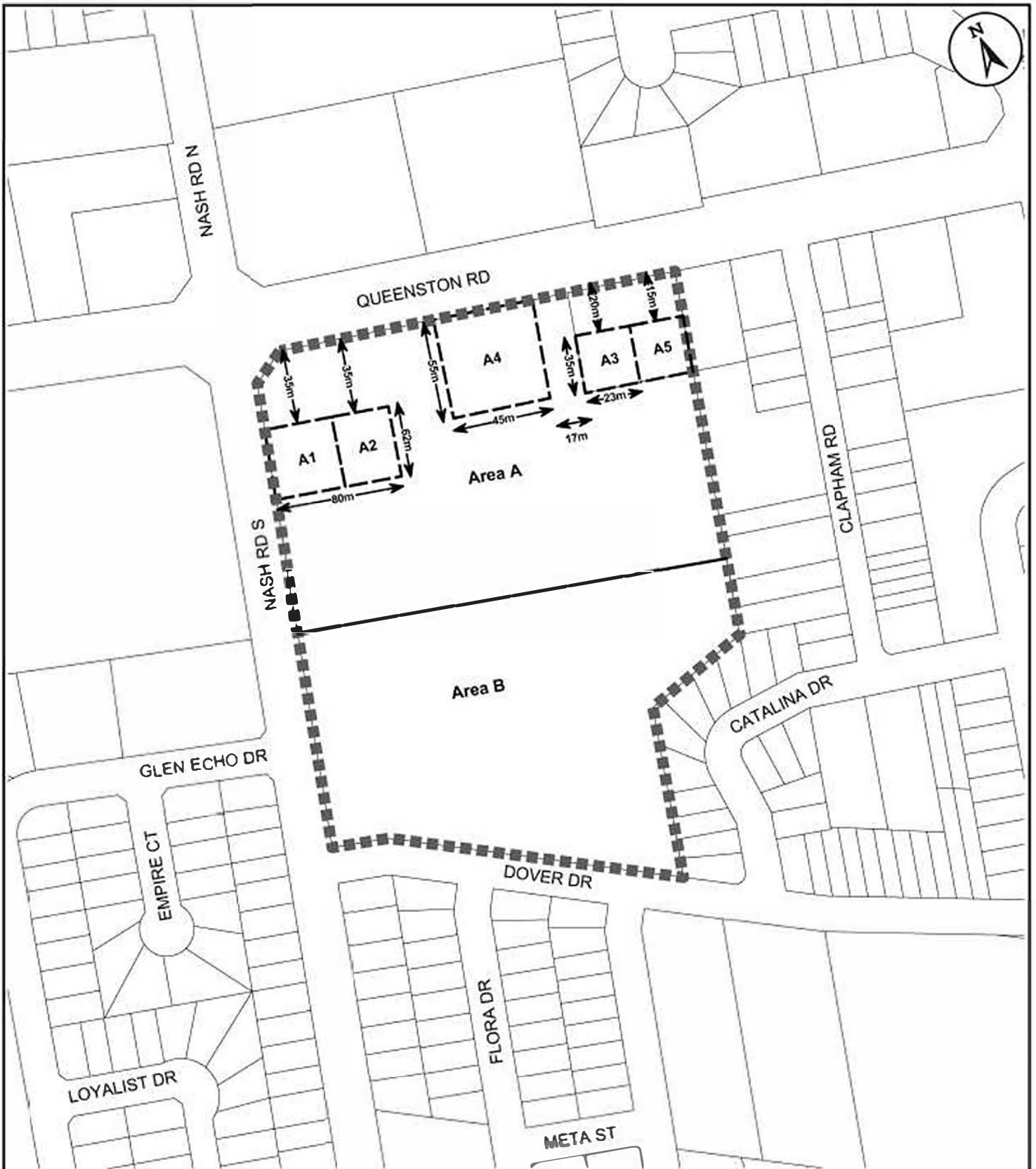


Figure 19: 670, 674, 686, 692, 700 and 706 Queenston Road, Hamilton

Date:
February 7, 2018

Legend

■ ■ ■ ■ Subject Area - Special Exception 637



Figure 20 to Schedule F - Special Figures

Date:
June 22, 2018

Legend

Block 1	Block 4	Block 6	Block 8
Block 2	Block 4a	Block 7	Area "1"
Block 3	Block 5	Block 7a	Area "2"
			Area "3"



Figure 21: 1351, 1355, 1359 & 1375 Upper James Street & 16, 24, 34, 40 & 48 Stone Church Road East

Date,
August 7, 2019

Legend



Subject Area - Special Exception 724



Block 1 - Mixed Use Building - Maximum permitted height of 8 storeys (35.0 metres)



Block 2 - Two Multiple Dwellings - Maximum permitted height of 4 storeys (17.0 metres)



Hamilton

PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

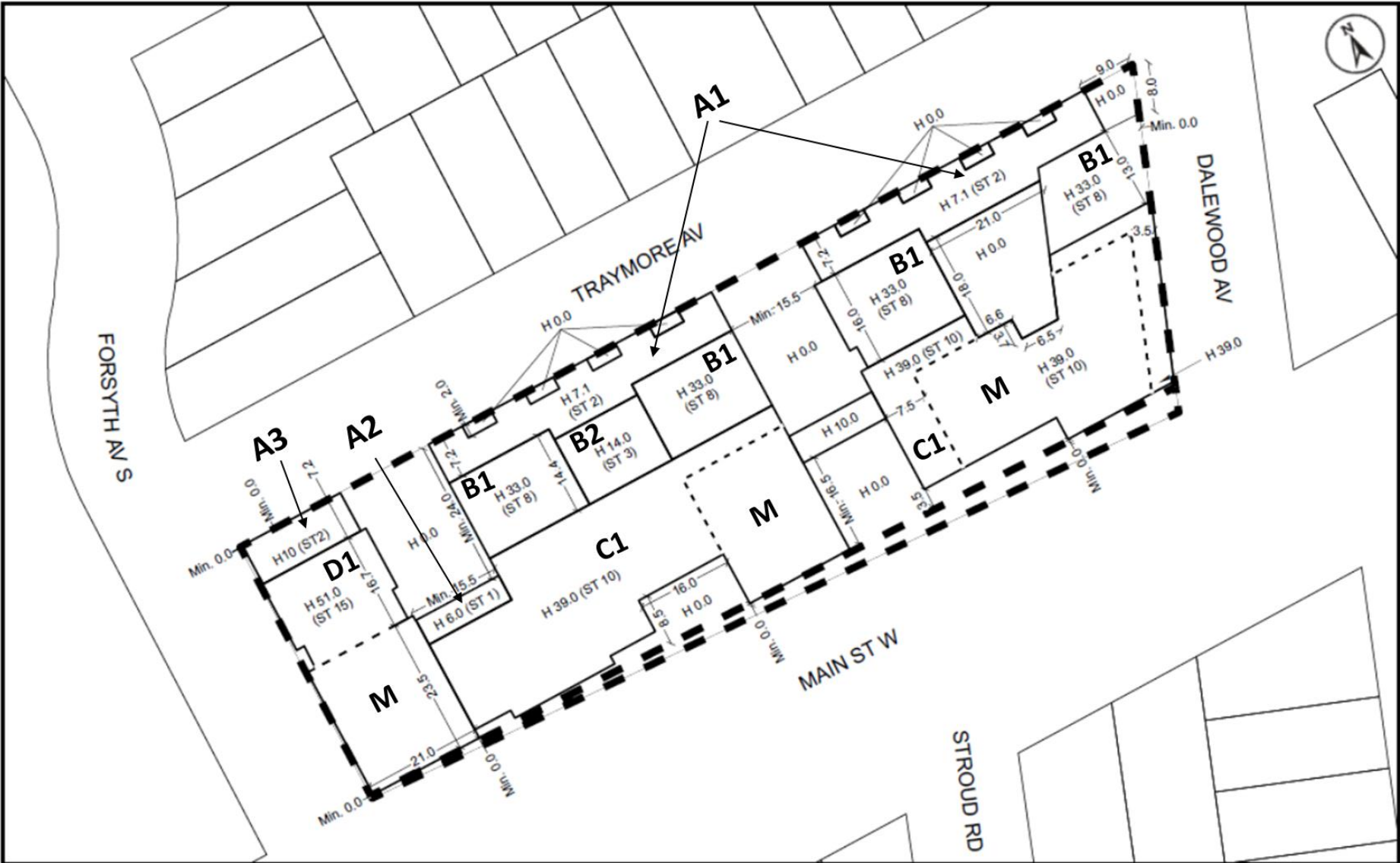


Figure 21: 1190 Main Street West, 43, 47, 51 and 55 Forsyth Avenue South, 75, 77, 81, 83, 99, 103, 107, 111 and 115 Traymore Avenue and 50 Dalewood Avenue (Hamilton)

Date:
August 2021

Legend
 ■ ■ ■ ■ Subject Area





Special Figure 22: Maximum Building Heights for 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West

Date:
August 17, 2020

Legend

 Maximum Building Heights 80.85m

 Maximum Building Heights 14.0m

 Maximum Building Heights 22.0m

 Maximum Building Heights 14.87m



Special Figure 23: Maximum Building Heights for 211 and 225 John Street and 78 Young Street

Date:
January 29, 2021

Legend



Maximum Building Height 92m,
inclusive of mechanical penthouse
and amenity area



Maximum Building Height 36.5m



Maximum Building Height 23m



Maximum Building Height 48.5m



Maximum Building Height 29m



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT



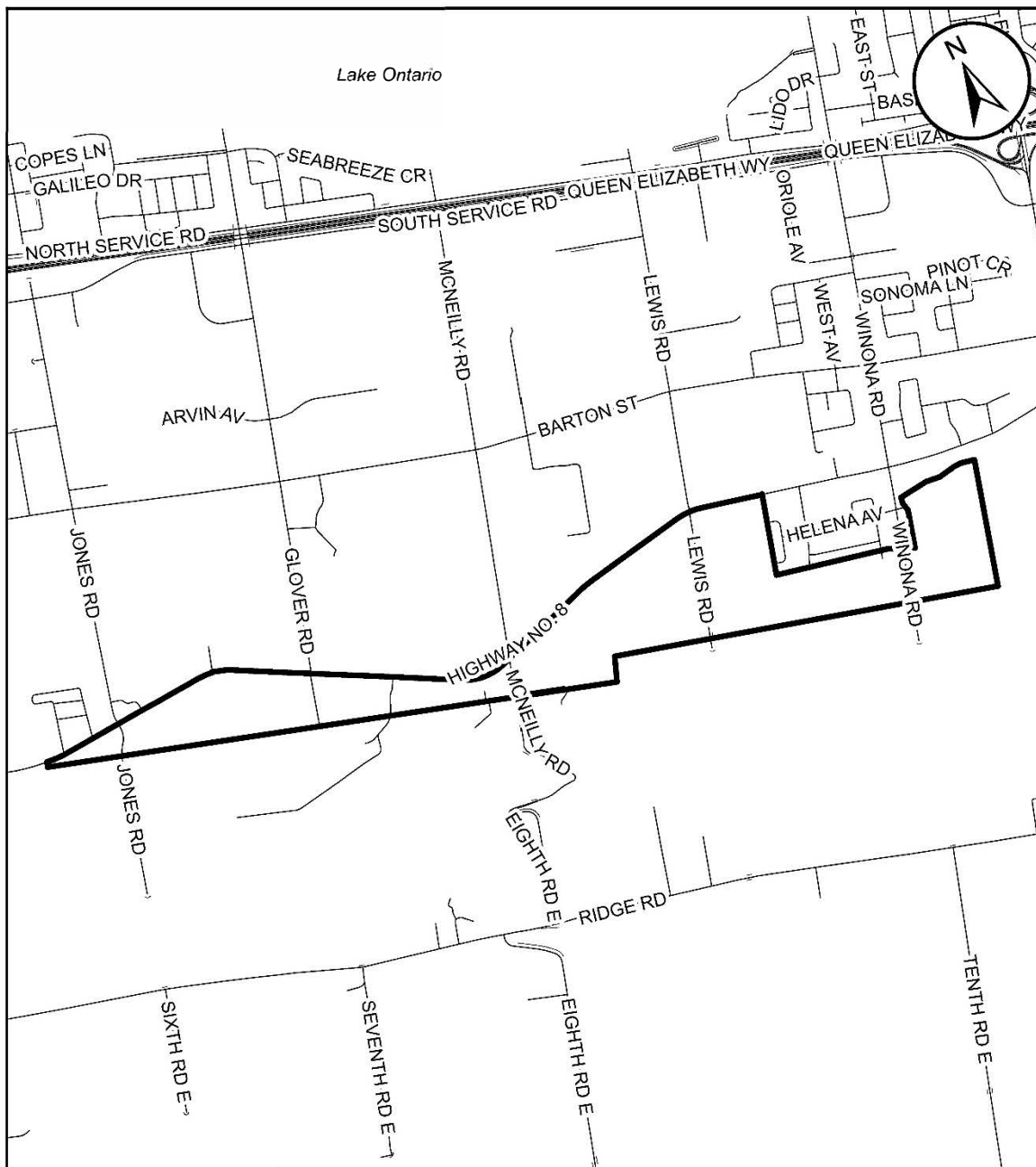
Special Figure 24: Areas where one additional entrance may be located on the front facade of a dwelling containing an Additional Dwelling Unit.

Date:
April 14, 2022

Legend

 Lower Hamilton Lands



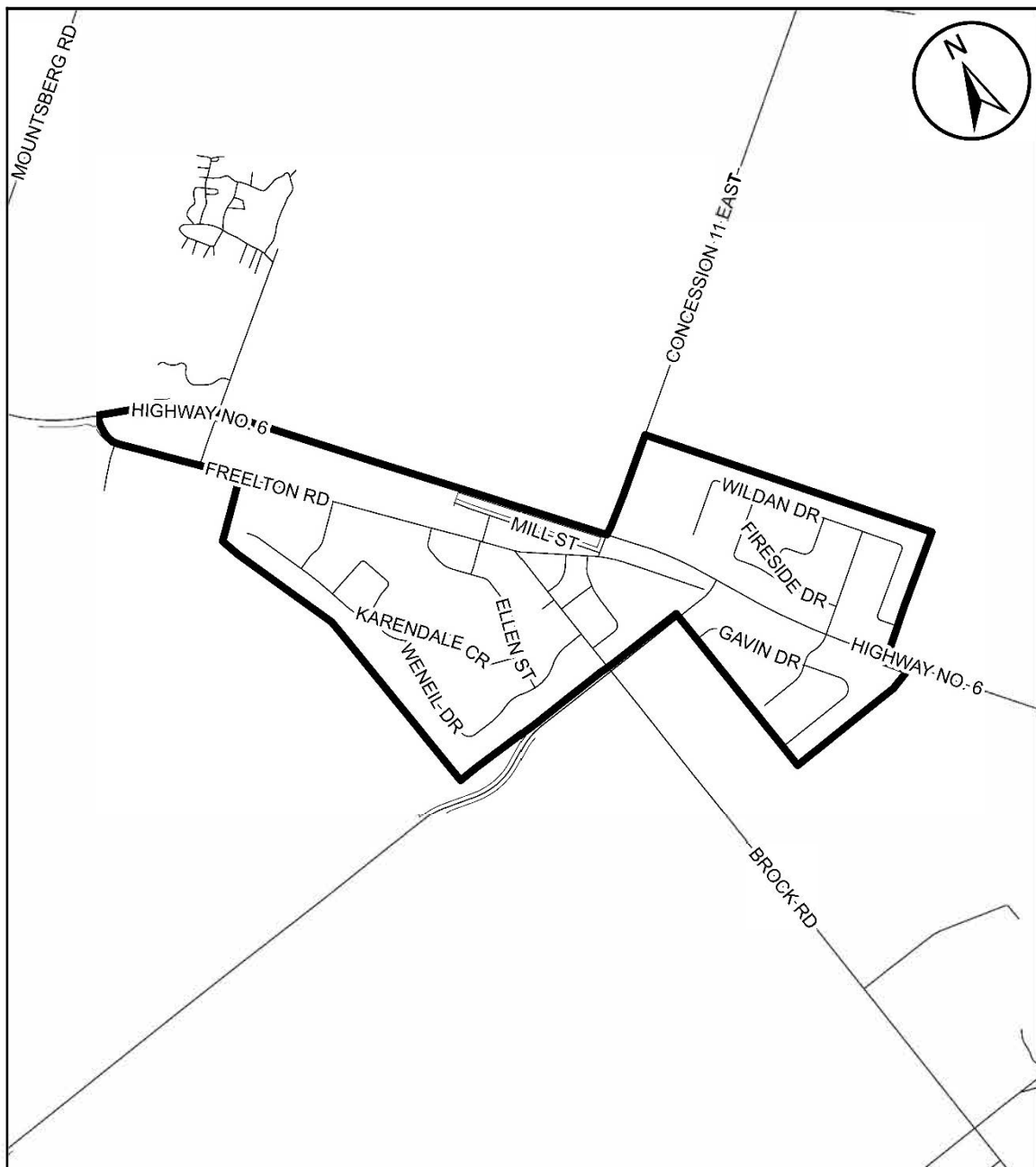


Special Figure 24.1: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Lower Stoney Creek Lands

Date:
April 14, 2022

Legend

 Lower Stoney Creek Lands

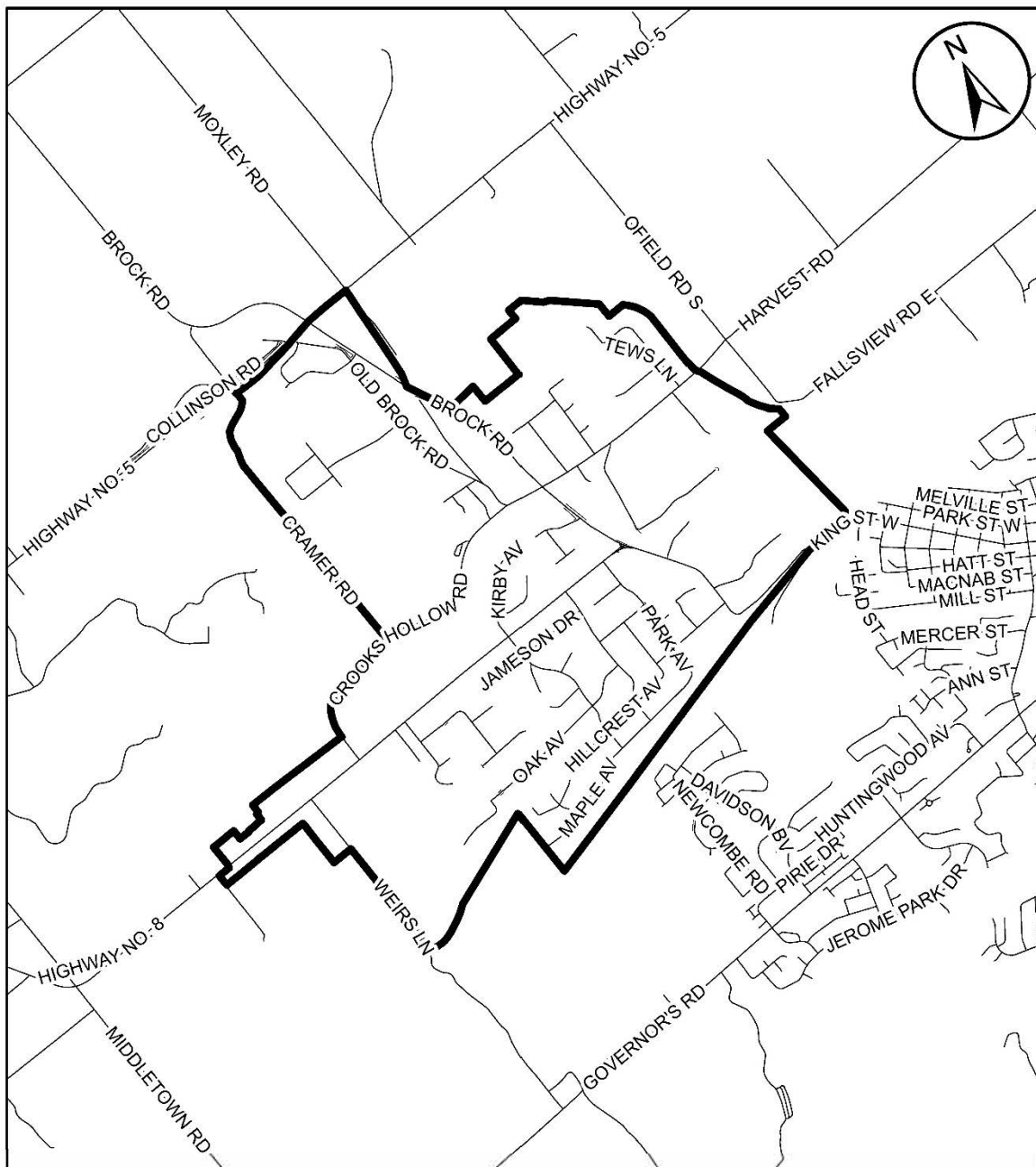


Special Figure 24.2: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Freelon Rural Settlement Area

Date:
April 14, 2022

Legend

 Freelon Rural Settlement Area



Special Figure 24.3: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Greenville Rural Settlement Area

Date:
April 14, 2022

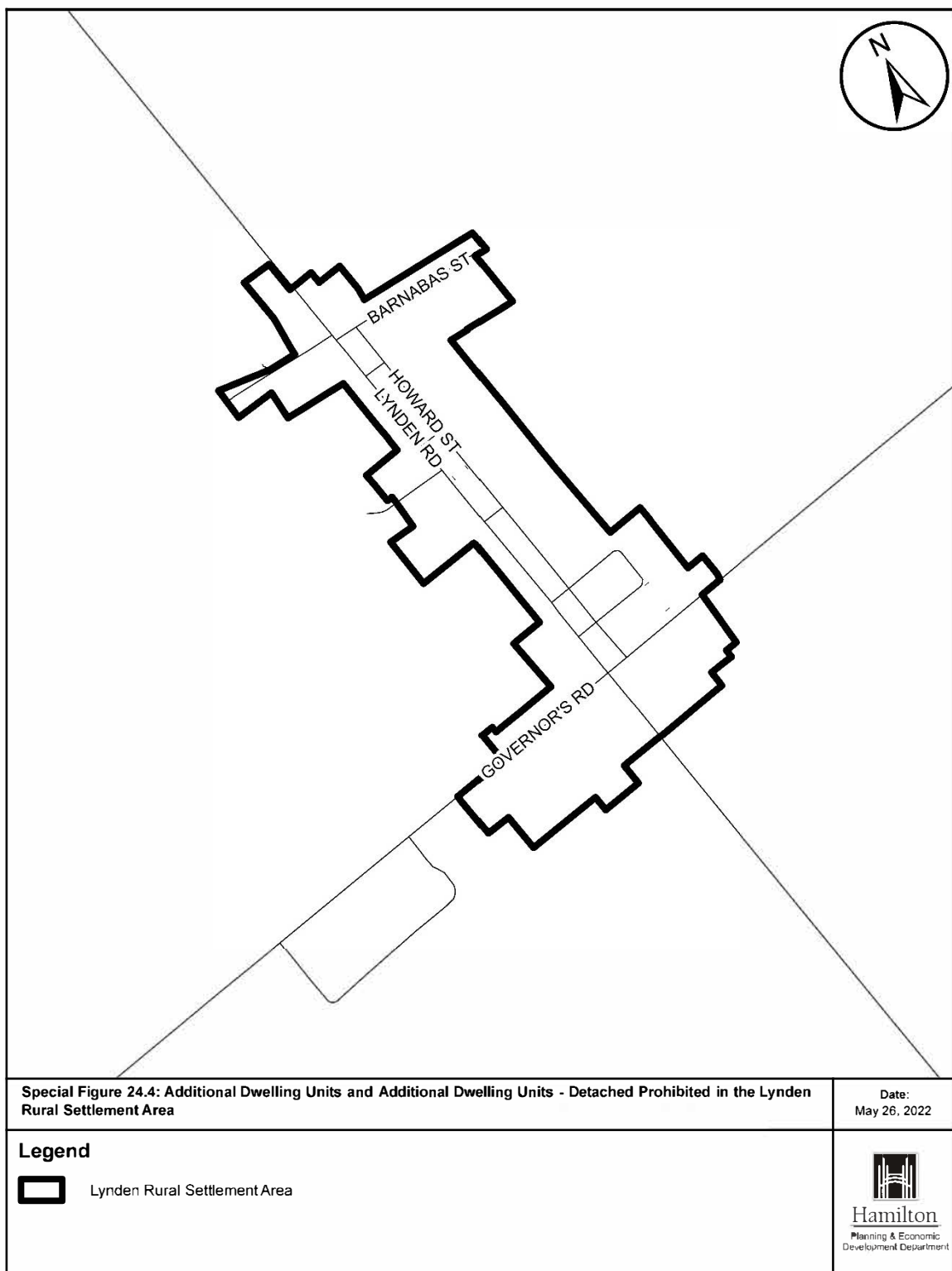
Legend

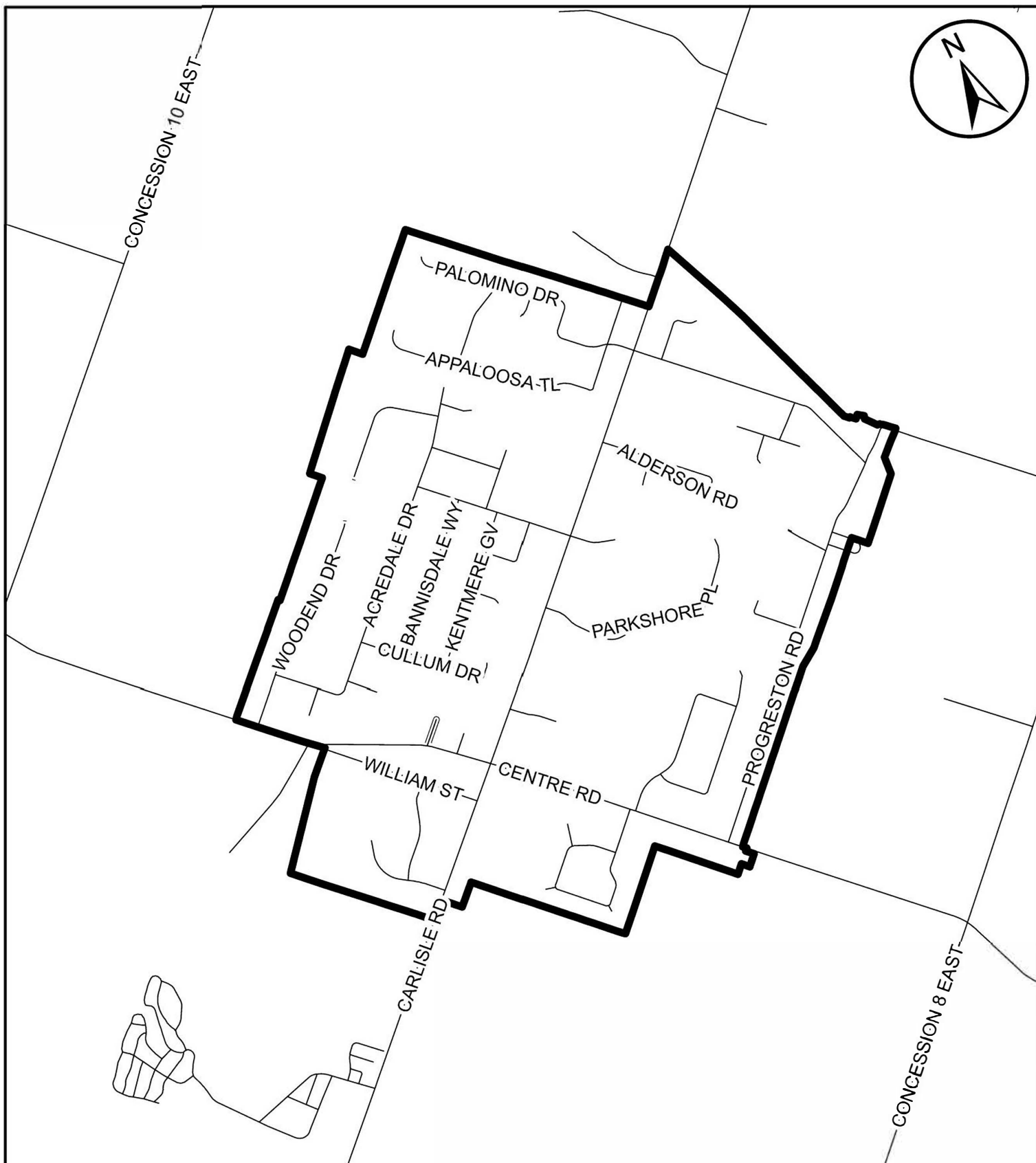


Greenville Rural Settlement Area



Hamilton
Planning & Economic
Development Department





Special Figure 24.5: Additional Dwelling Units and Additional Dwelling Units - Detached Prohibited in the Carlisle Rural Settlement Area

Date:
September 6, 2022

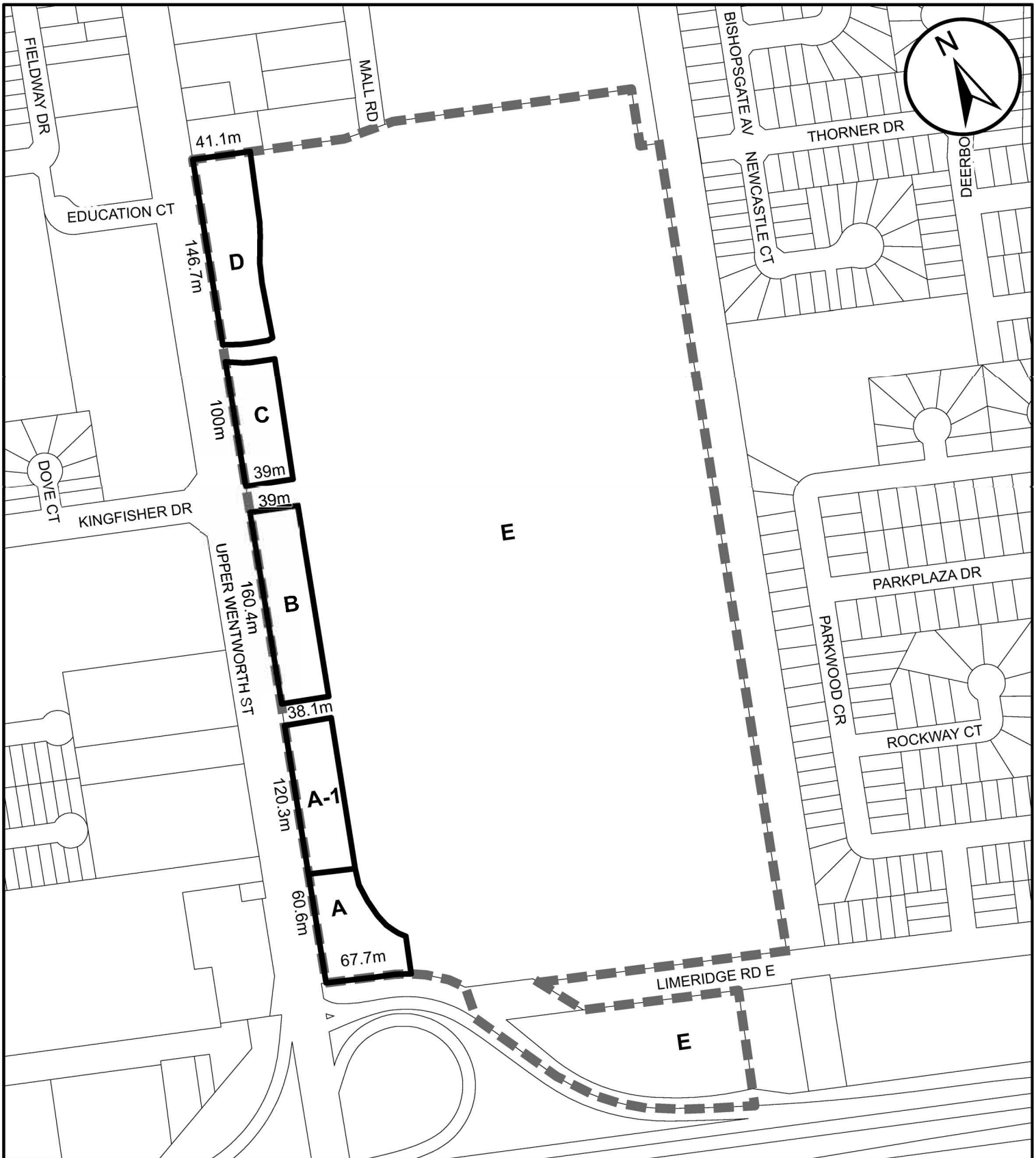
Legend



Carlisle Rural Settlement Area



Hamilton
Planning & Economic
Development Department



Special Figure 25: Lime Ridge Mall

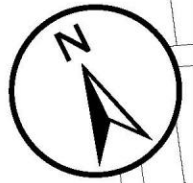
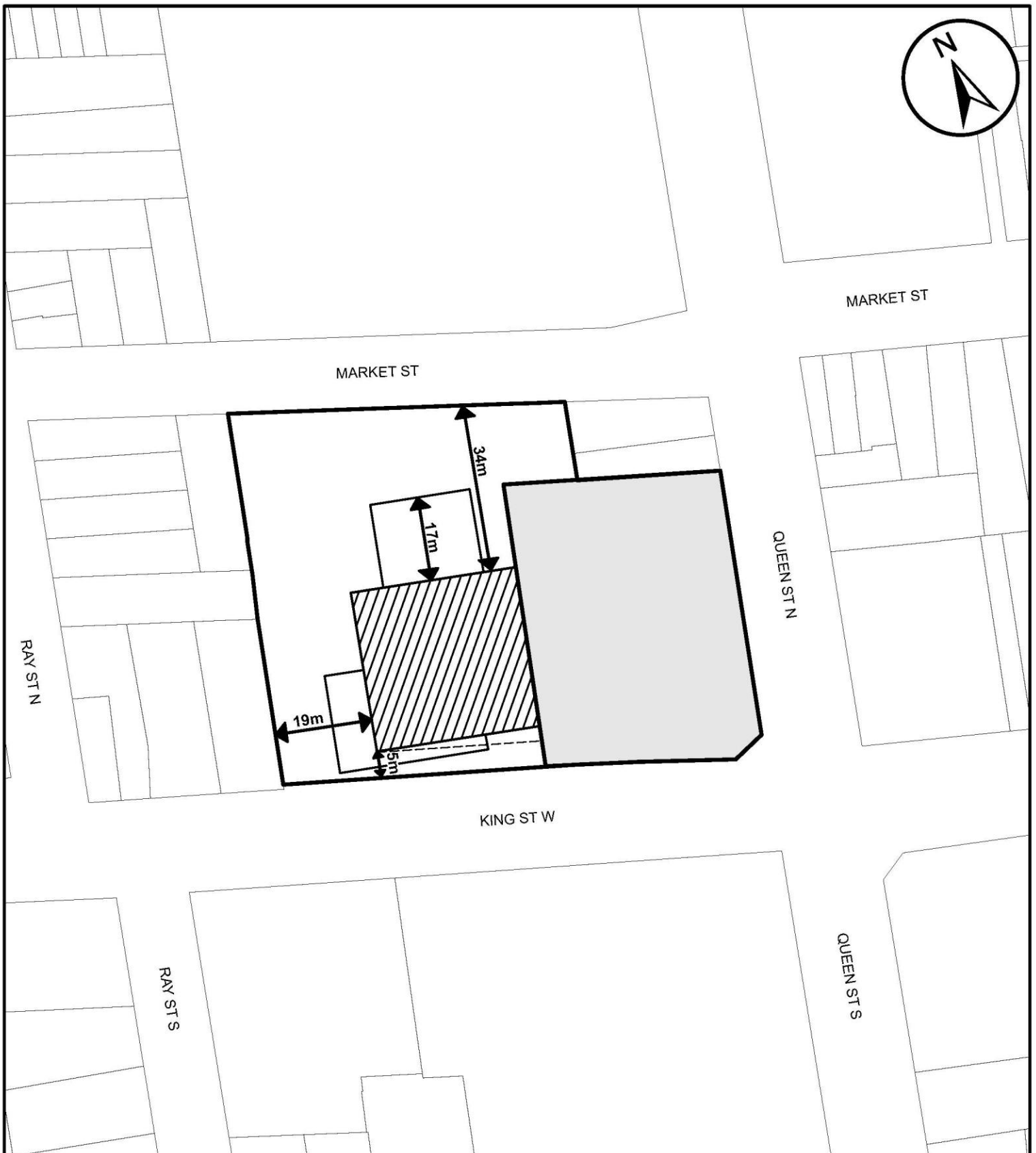
Date:
June 10, 2022

Legend

■ ■ ■ ■ Subject Area - Special Exception 302



Hamilton
Planning & Economic
Development Department



Special Figure 26: Maximum Building Height for 354 King St W

Date:
August 2, 2022

Legend



Maximum Building Height of 42.0m



Maximum Building Height of 84.0m

Schedule F By-law 05-200



Hamilton
Planning & Economic
Development Department

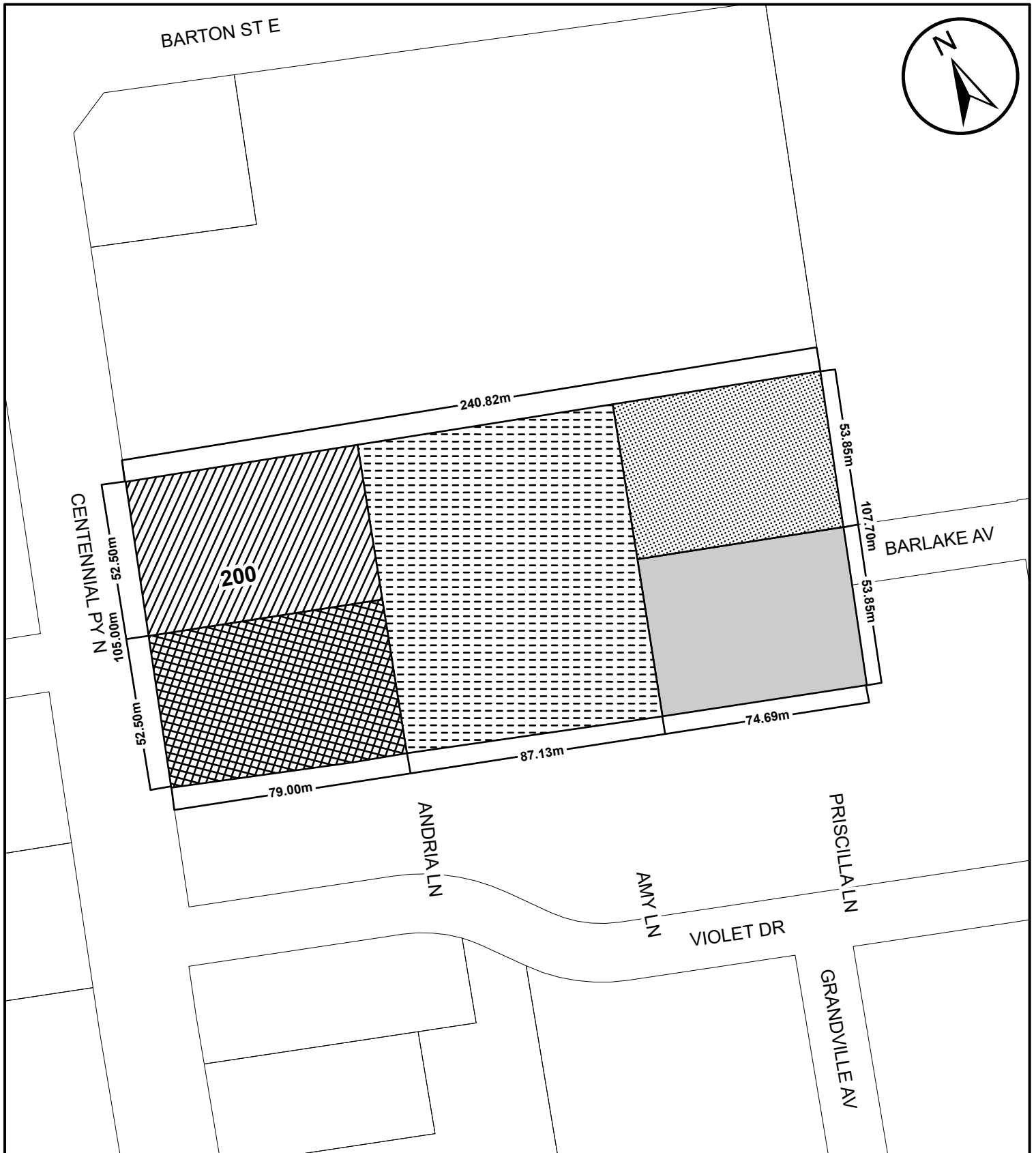


Special Figure 30 to Schedule F: 327 & 335 Wilson Street East

Date:
June 16, 2022

Legend

-  Block 1
-  Block 2



Special Figure 32: 200 Centennial Parkway North

Date:
July 27, 2023

Legend

200 Centennial Parkway North



Block 1



Block 3



Block 5



Block 2



Block 4



Hamilton
Planning & Economic
Development Department



Special Figure 33: Maximum Building Heights for 442, 450, 454 and 462 Wilson Street East

Date:
September 1, 2023

Legend

442, 450, 454 and 462 Wilson Street East



Block 1 - Maximum Building Height 15m (237.00 masl)



Block 2 - Maximum Building Height 22m (244.00 masl)



Hamilton
Planning & Economic
Development Department



Special Figure 34: 311 Rymal Road East

Date:
July 12, 2023

Legend



Block 1 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential (R1, 859) Zone



Block 2 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone



Block 3 - Change in zoning from the "B" (Suburban Agriculture and Residential, Etc.) District to the Low Density Residential – Small Lot (R1a, 865) Zone



Hamilton
Planning & Economic
Development Department



Special Figure 35: Maximum Building Heights for 1310 South Service Road

Date:
August 9, 2023

Legend



Maximum Building Height 14m



Maximum Building Height 33m



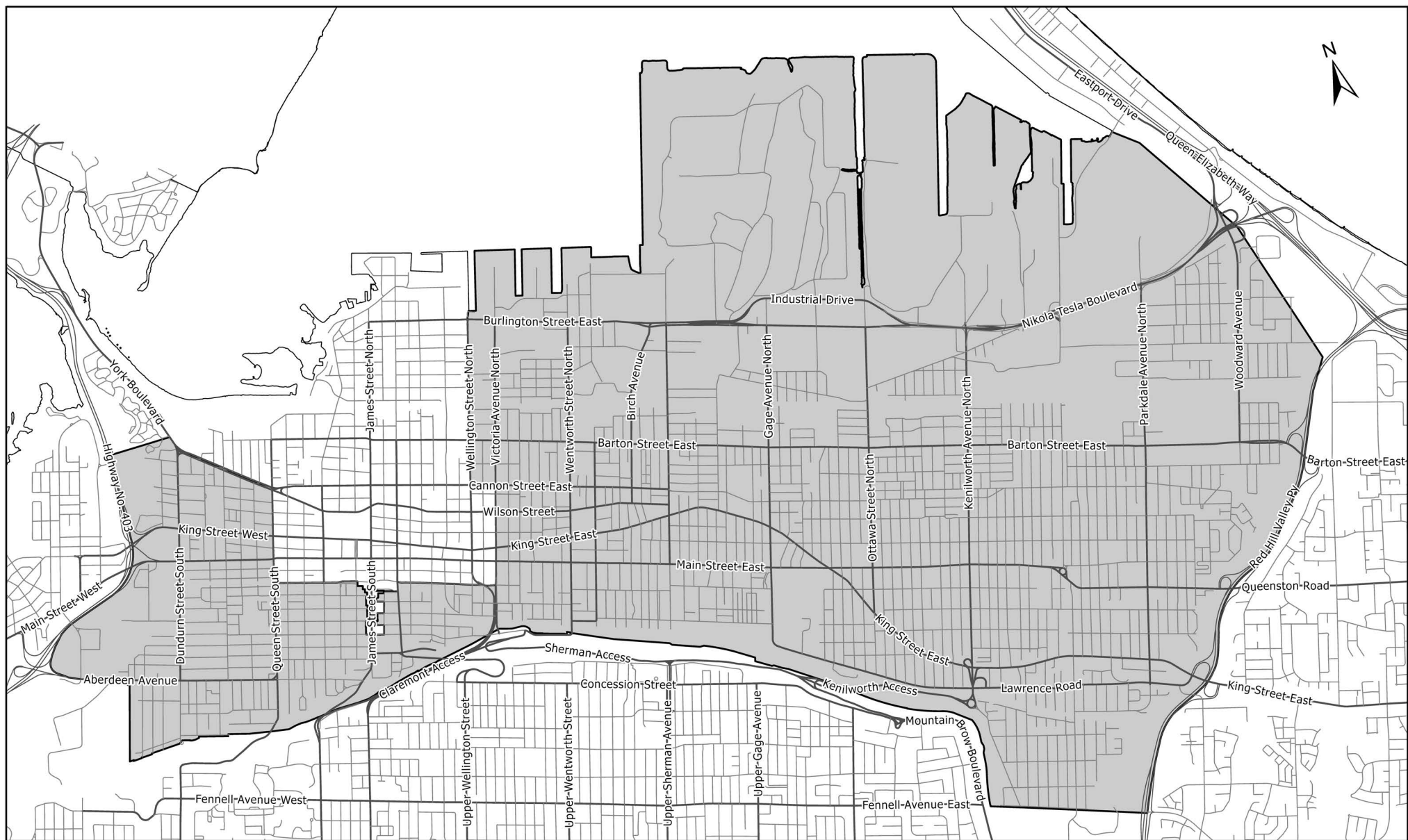
Maximum Building Height 38m



Maximum Building Height 45m



Hamilton
Planning & Economic
Development Department



Special Figure 36: Average Setback from the Front Lot Line

Date:
February 05, 2024

Legend

 Lands subject to Figure 36



Hamilton
Planning & Economic
Development Department



NOT TO SCALE



Special Figure 37: Maximum Building Heights for 851 Lawrence Road

Date:
September 20, 2023

Legend

	0 metre Building Height		Maximum Building Height 32.2 metres
	Maximum Building Height 10.9 metres		Maximum Building Height 35.2 metres
	Maximum Building Height 16.9 metres		Maximum Building Height 38.5 metres
	Maximum Building Height 22.9 metres		Maximum Building Height 42.0 metres, inclusive of mechanical penthouse and amenity area
	Maximum Building Height 29.2 metres		Lands to be rezoned as Mixed Use High Density (C4, 877, H163) Zone



Hamilton
Planning & Economic
Development Department

MARILYN CT

RYMAL RD E

+/-24.38m

+/-63.08m

164

168

176

Special Figure 38: 164 - 176 Rymal Road East

Date:
January 11, 2024

Legend



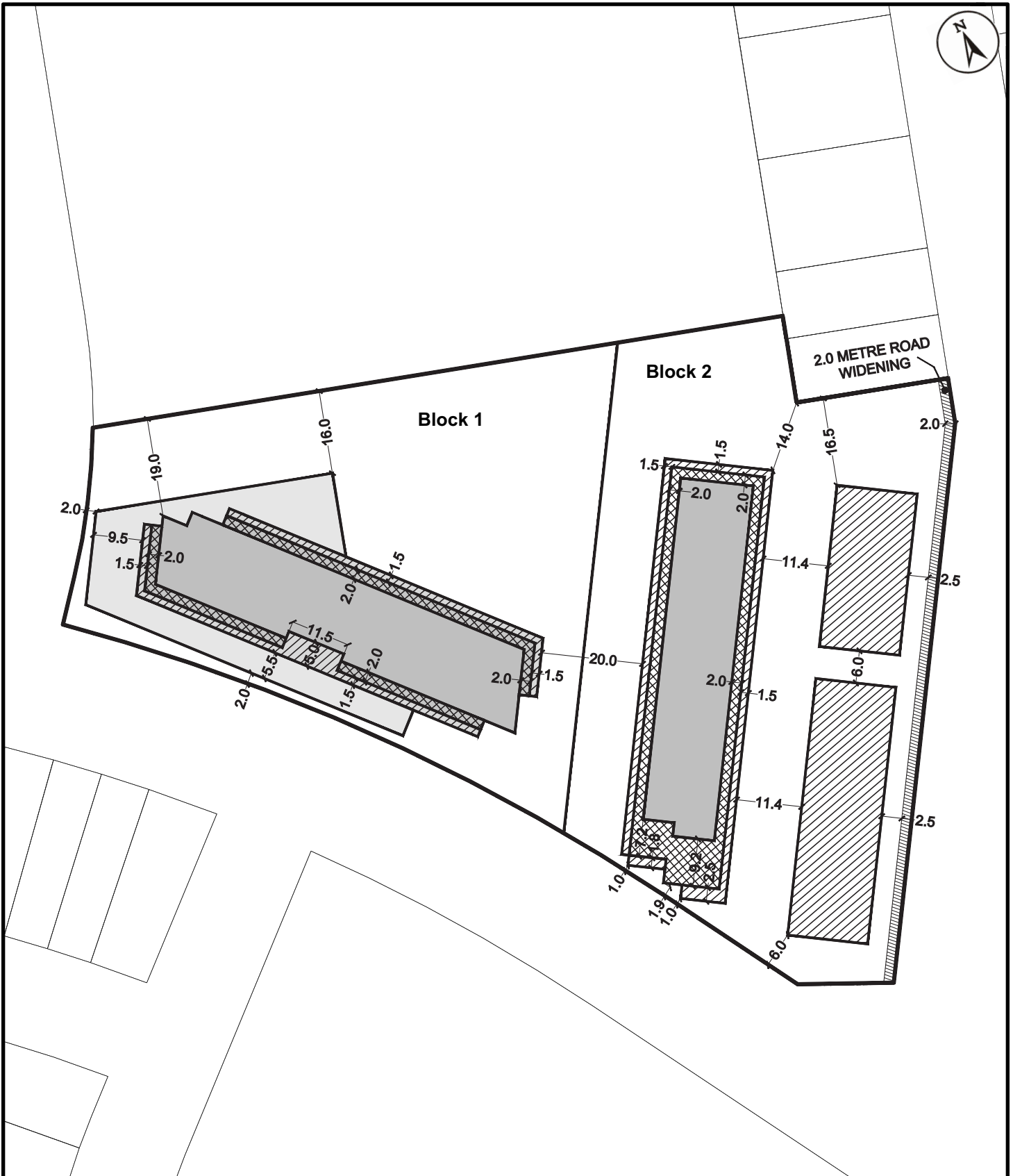
Block 1



Block 2



Hamilton
Planning & Economic
Development Department



Special Figure 40: 399 Greenhill Avenue, Hamilton

Date:
April 2, 2024

Legend

	Maximum Building Height 6.5 m		Maximum Building Height 30.0 m
	Maximum Building Height 13.5 m		Maximum Building Height 39.0 m



Hamilton

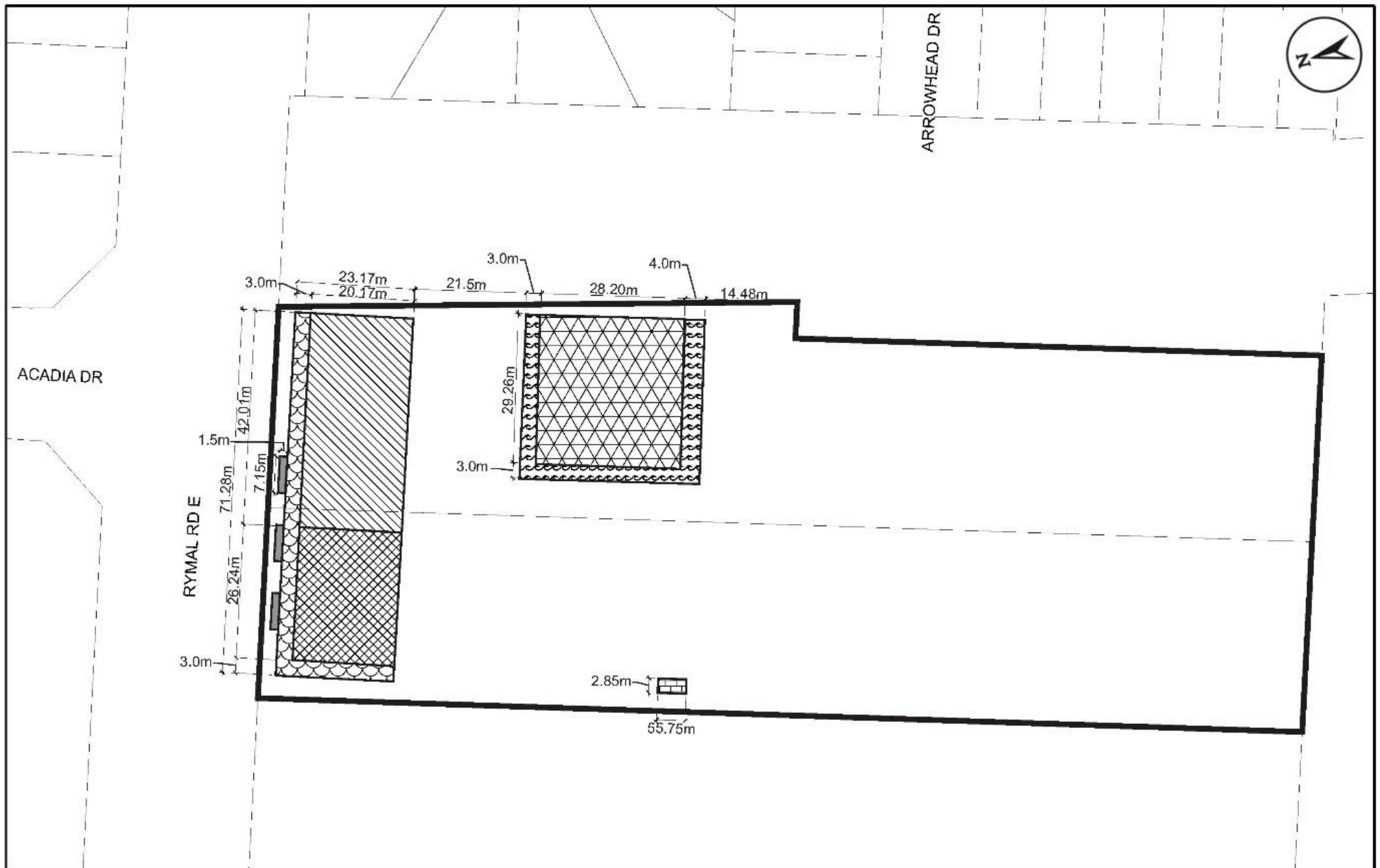


Special Figure 41: Maximum Building Heights for and Minimum Setbacks for 1284 Main St E, Hamilton

Date:
September 4, 2024



Hamilton
Planning & Economic
Development Department



Special Figure 42: 544 and 550 Rymal Road East

Date:
June 3, 2024

Legend

	Maximum Building Height 57m		Maximum Building Height 20m		Maximum Building Height 44m		Maximum Building Height 4.3m
	Maximum Building Height 32.5m		Maximum Building Height 16.5m		Maximum Building Height 13.6m		



Hamilton



Special Figure 43: 200 Market Street, 55 Queen Street North and 125 Napier Street

Date:
November 15, 2024

Legend



A maximum of 22 metres shall be permitted



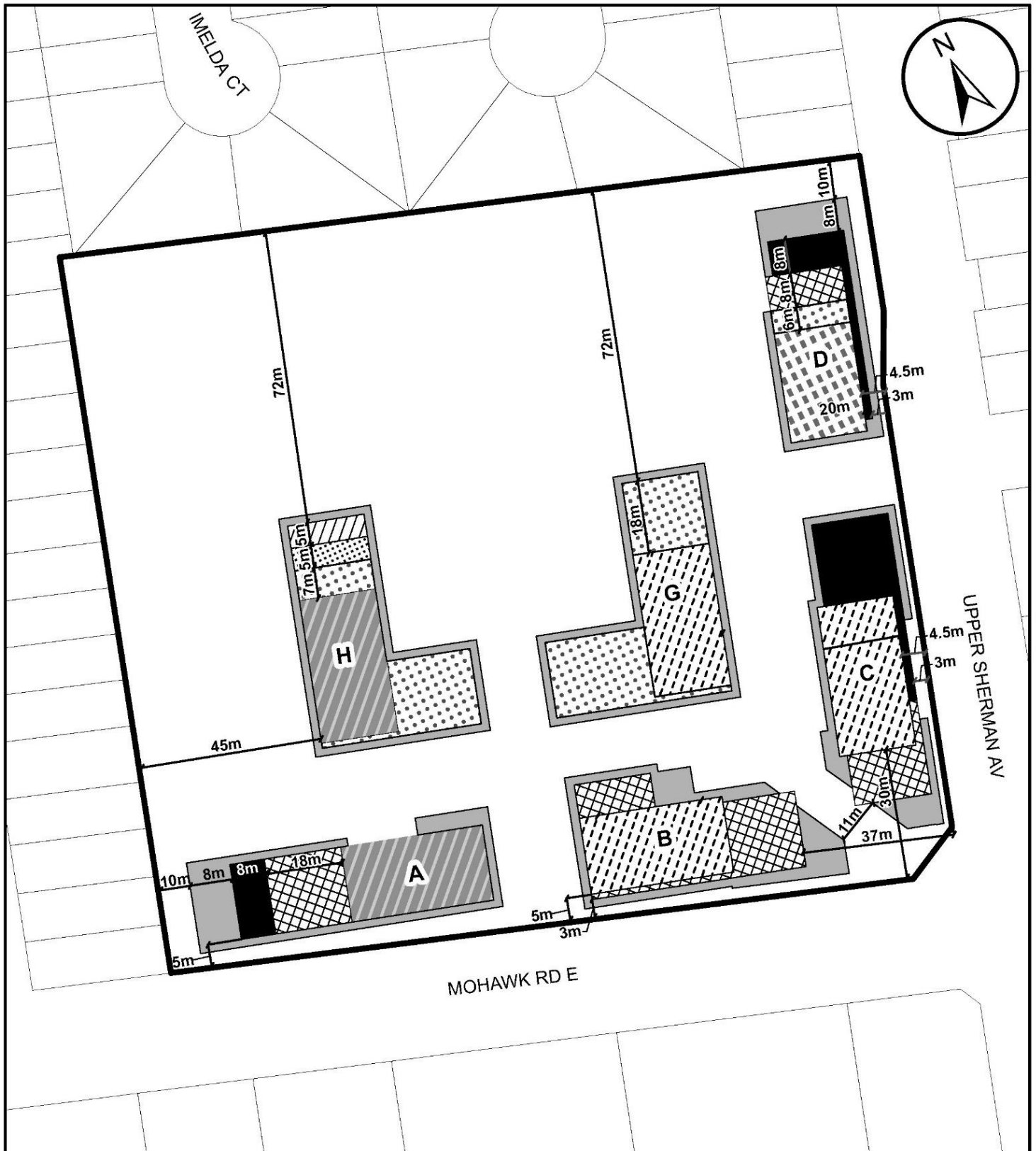
A maximum building height of 89 metres shall be permitted



A maximum height of 11 metres shall be permitted



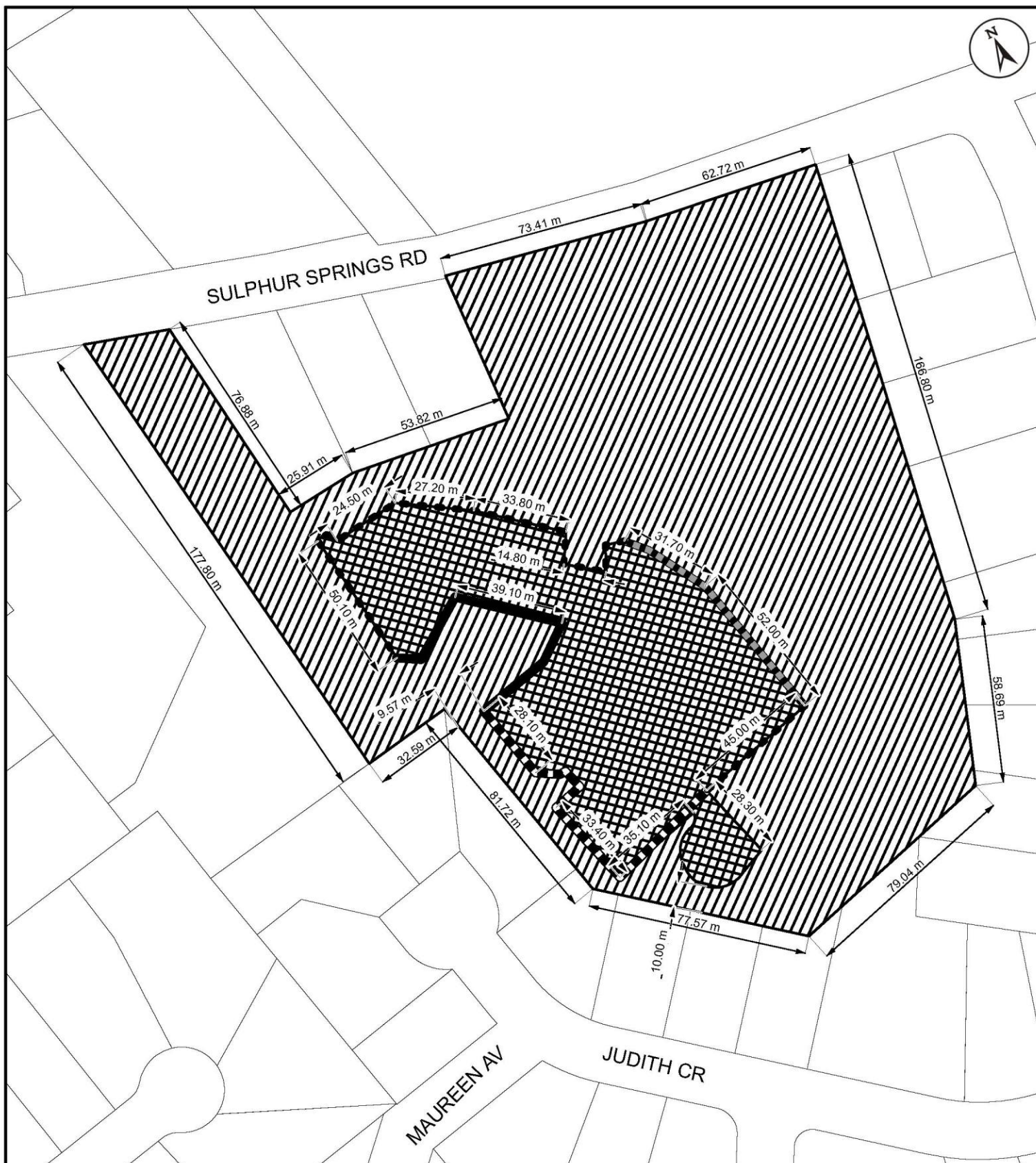
Hamilton
Planning & Economic
Development Department



Special Figure 44: 499 Mohawk Road East, Hamilton

Date:
February 7, 2025

	499 Mohawk Road East		9 Storey (Maximum height of 29 metres)		14 Storey (Maximum height of 44 metres)
	3 Storey (Maximum height of 11 metres)		10 Storey (Maximum height of 32 metres)		16 Storey (Maximum height of 50 metres)
	6 Storey (Maximum height of 20 metres)		12 Storey (Maximum height of 40 metres)		20 Storey (Maximum height of 63 metres)
	8 Storey (Maximum height of 26 metres)				



Special Figure 45: 140 and 164 Sulphur Springs Setbacks to Conservation/Hazard Land (P5) Zone

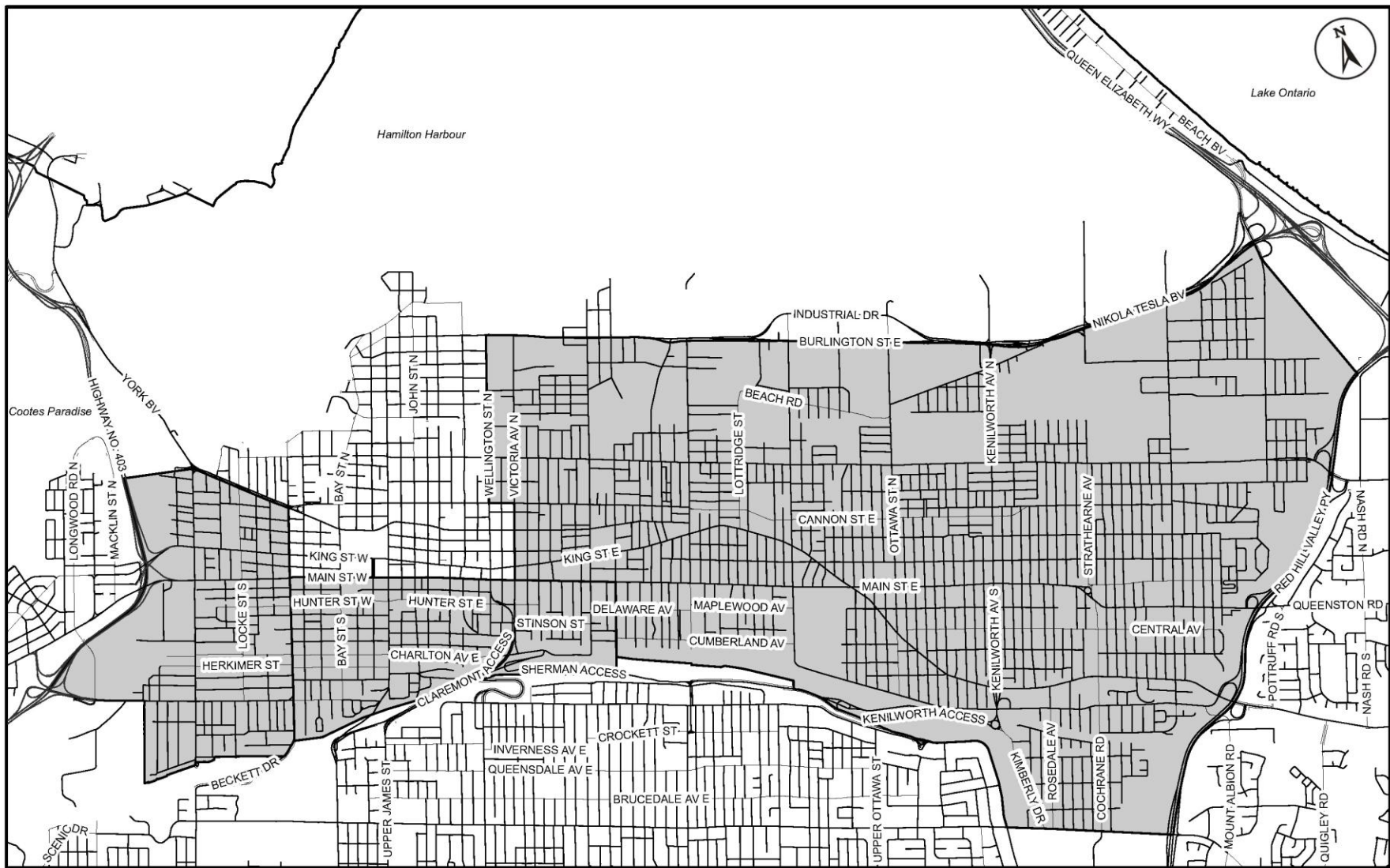
Date:
September 15, 2025

Legend

-  Block 1 - Lands to be added to Zoning By-law No. 05-200 as Conservation/Hazard Land (P5) Zone
-  Block 2 - Lands to be added to Zoning By-law No. 05-200 as Low Density Residential – Large Lots (R2, 941) Zone
-  Setback to the Single Detached Dwelling existing on the date of passing of this by-law shall be deemed to comply with Section 4.23 d) of Hamilton Zoning By-law 05-200
-  Two metre setback to the Conservation/Hazard Land (P5) Zone
-  Four metres setback to the Conservation/Hazard Land (P5) Zone
-  7.5 metres setback to the Conservation/Hazard Land (P5) Zone



Hamilton
Planning & Economic
Development Department



Special Figure 46: Mid Rise Residential Zones Lower City Regulations

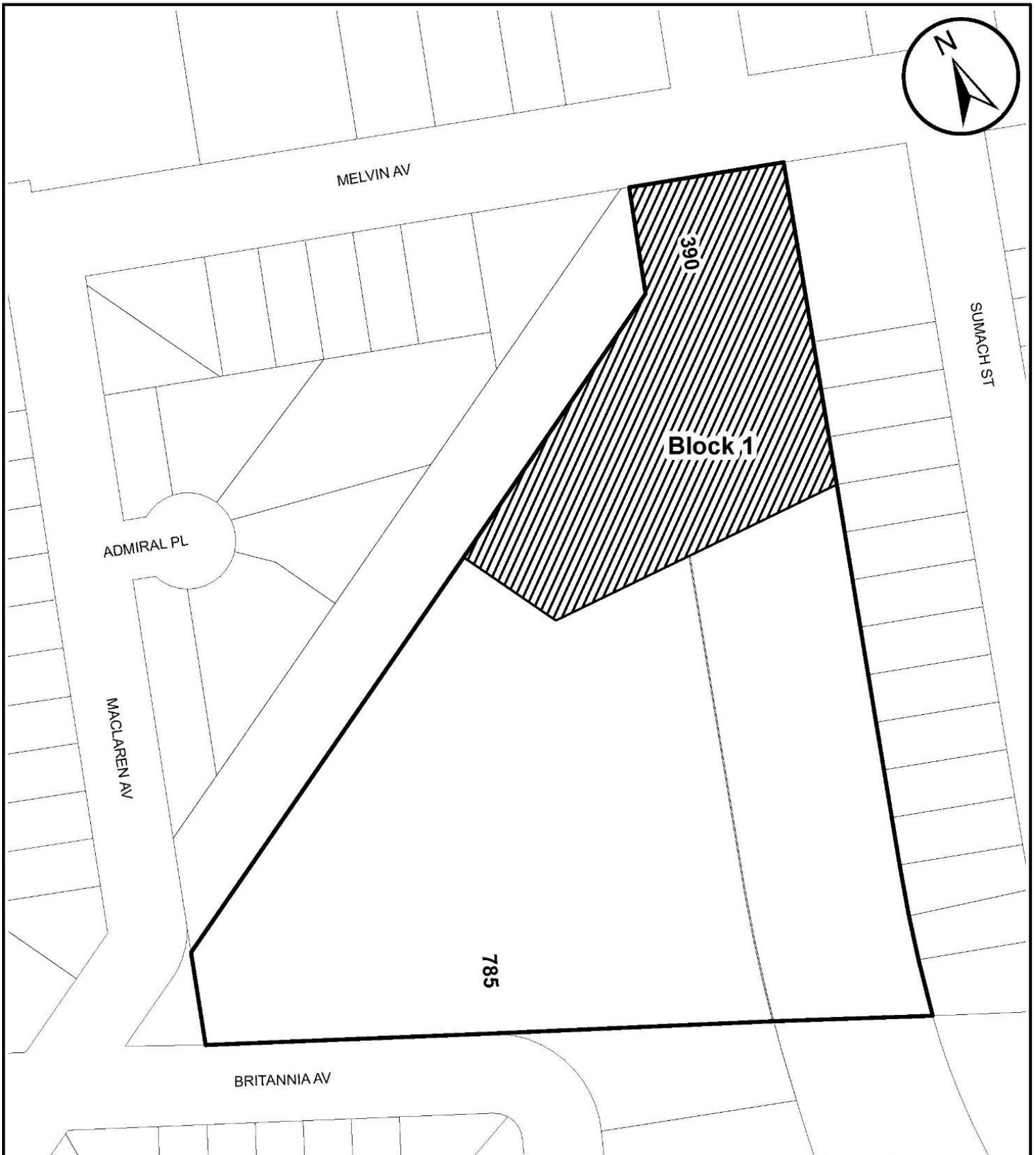
Date:
August 19, 2025



Mid Rise Residential Zones Lower City Regulations



Hamilton
PLANNING AND ECONOMIC
DEVELOPMENT DEPARTMENT

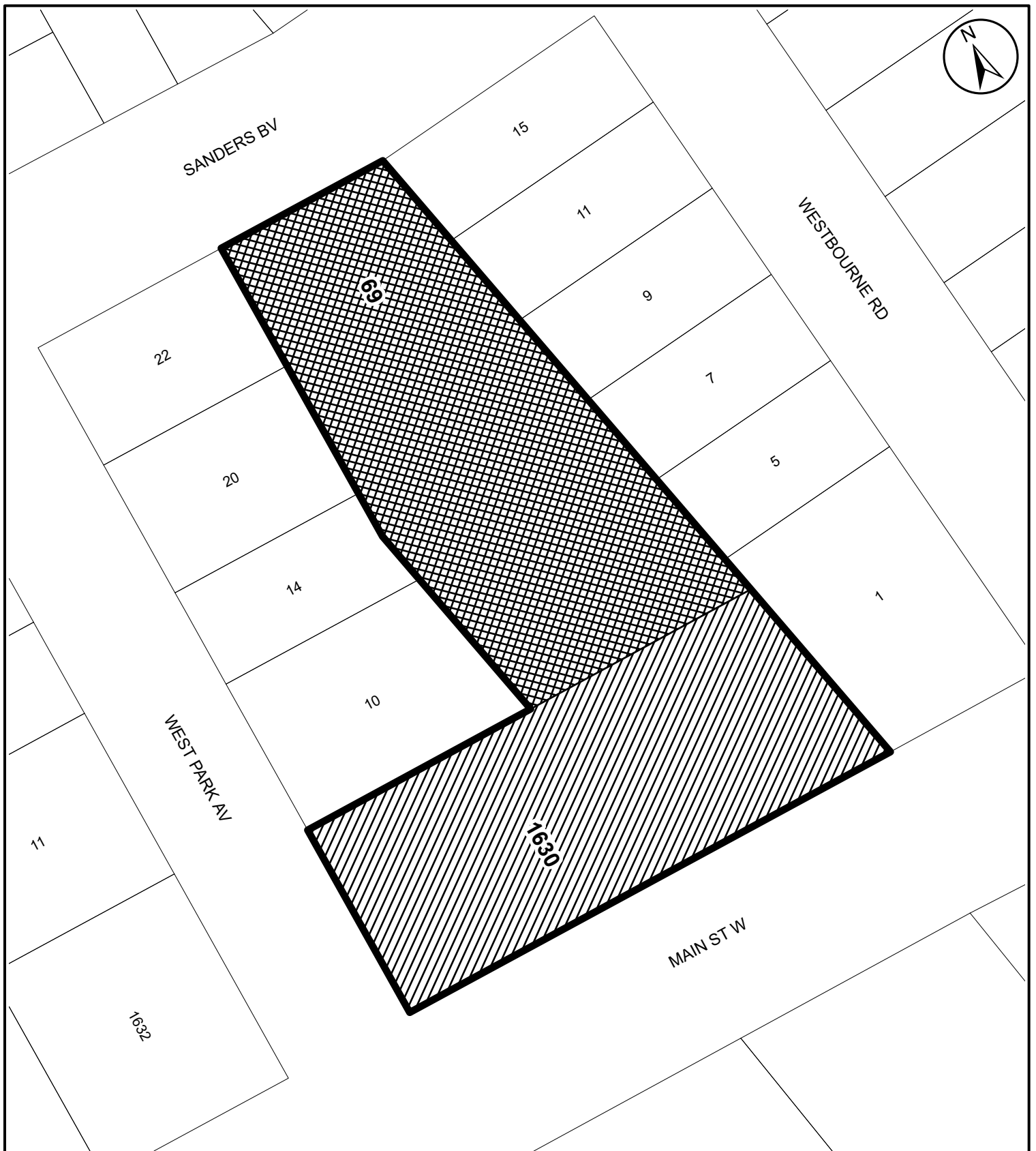


Special Figure 48: 785 Britannia Avenue, 384 & 390 Melvin Avenue, Hamilton

Date:
July 7, 2025

Legend

-  Subject Lands - 785 Britannia Avenue, 384 & 390 Melvin Avenue
-  Block 1



Special Figure 49: 1630 Main Street West and 69 Sanders Boulevard

Date:
August 11, 2025

Legend



Subject Lands



Block 1 (Max Height: 30m)



Block 2 (Max Height: 11m)



Hamilton
Planning & Economic
Development Department



Special Figure 50: Location of existing drive-through facilities on Upper James Street between Christopher Drive and the Lincoln Alexander Parkway.

Date:
August 25, 2025

Legend

- | | | |
|---|--|--|
|  Area 1 |  Area 3 |  Area 5 |
|  Area 2 |  Area 4 |  Area 6 |

JACKSON ST W

WESANFORD PL

CAROLINE ST S

HUNTER ST W

EXISTING
HERITAGE
BUILDING

H 9.0

H 109.0

H 9.0

H 9.0

H 109.0

Min. 0.0
Max. 3.0

Min. 0.0
Max. 3.0

Min. 0.0
Max. 0.5

Min. 0.0

Special Figure 51: 163 Jackson Street West

Date:
December 8, 2025

Legend



Subject Lands



Hamilton
Planning & Economic
Development Department